

Baxter, Baker, Sidle, Conn & Jones, P.A.

Attorneys at Law
120 E. Baltimore Street, Suite 2100
Baltimore, Maryland 21202-1643
Telephone (410) 230-3800
Facsimile (410) 230-3801

*1/26/01
See sidebar notes
+ comment*

Gary R. Jones

Direct Line (410) 385-8004
e-mail: grj@bbsclaw.com

January 25, 2001

VIA FACSIMILE – (410) 832-2015

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston, L.L.P.
7 Saint Paul Street
Suite 1400
Baltimore, Maryland 21202

Re: Beth Tfiloh Congregation – Glyndon Property
Petition for Amendment to Special Exception for School
and Gymnasium
Our File No. 20205-003

Dear Scott:

Last week I reviewed the development file for Camp Glyndon in Baltimore County. As you know, I have been retained to represent the Glyndon Community Association ("GCA") as well as other property owners in the Glyndon area with regard to the development of Camp Glyndon by Beth Tfiloh Congregation ("BT").

I was surprised to see that BT had applied for two permits in December, namely, (1) a permit to raze the existing dining facility; and (2) a permit to construct a new dining and kitchen facility at Camp Glyndon. Neither permit has yet been issued and it is my understanding that they have been referred to zoning.

My concerns are twofold. As you know, pursuant to Zoning Commissioner Lawrence Schmidt's decision in Case No. ~~94~~94-27 SPHA, issued September 28, 1993, Restriction No. 3 of the Zoning Commissioner's Order states that the dining hall (Building F) will not increase in size by more than a specified percent of the existing dining hall and that all expansions will be within the building envelope as shown on the site plan. It is clear from my review of the file that what Beth Tfiloh is proposing would require a special hearing before the Zoning Commissioner and is a change to a conditional use. I am concerned that Beth Tfiloh has not gone to zoning or requested that a special hearing be set. As you know, my clients require community input in the development of Camp Glyndon by Beth Tfiloh. I am further concerned by the history of the

APPR'D. 2-24-99
Joe Merney
see Joe's
notes on
perm. T
folder
2-18-99
T. Hoff will
submit plan
w/ waiver
from DRC
per A.S.
Joe spoke
to Arnold

negotiations which have occurred over the past 18 months. As an example, the community was not informed that Beth Tfiloh had sought and received Building Permit B365464 for an approximate 1,000 square foot per floor addition to the proposed community/ administration building. Per Restriction No. 2 of Commissioner's Schmidt's Order, the proposed community administration building was not to be enlarged more than 20 percent and any expansion was to be within the area shown on the site plan introduced at the hearing that occurred back in 1993. Building Permit No. B365464 was for a 1,014 square foot per floor addition or 2,028 square feet. As such, this addition exceeded the expansion granted by the Order by 22 square feet per floor. Again, the community was not advised and did not have input respecting Beth Tfiloh's plans to expand the community administration building. In December, once again, Beth Tfiloh applied for permits for construction of dining facilities without alerting the community to their plans. This was in spite of a telephone request that I made to you in October 2000 that the community be kept in the loop with regards to any plans that Beth Tfiloh had with regard to construction of the school or any attendant uses at the site.

My second concern may be one of communication. For example, when we last spoke in October, you indicated that Beth Tfiloh was upset with regard to the down zoning of the property by the County Council, including the back 25 acres to RC 4 (of the entire 43.83 acres). It appears that, dissatisfied with the County Council's decision with regard to the down zoning, BT applied for a building permit to install the dining facility and kitchen without continuing any dialogue with GCA or the other neighborhood associations involved. GCA has never withdrawn or sought to end any open dialogue and communication with BT with regard to the development of the property. To the contrary, GCA desires to continue to work with BT towards an organized development of the property. GCA is not necessarily opposed to the development of a lower school on the property, but as you know, GCA desires certain conditions be placed on the school and accessory uses at the property so as to lessen any impacts that the development would have on the Glyndon community. To further that goal, GCA has met with and retained professional community planners to develop a plan for Glyndon, and to assess issues regarding BT as well as many other issues facing the Glyndon community. In addition, GCA has retained a traffic engineer to work with the community on traffic issues.

Finally, my colleague Robert Carson wrote to Mr. Guckert of the Traffic Group on May 4, 2000 requesting follow-up to a meeting that I had with you and Mr. Guckert on March 23. It was my understanding that BT was retaining the Traffic Group in connection with a variety of traffic issues and concerns arising out of the proposed development of the Camp Glyndon property. Mr. Guckert had at that meeting, with you present, agreed to furnish several traffic studies that the Traffic Group had prepared in other communities with similar development proposals related to school development. It was also my understanding that Mr. Guckert agreed to furnish to GCA a statement of the types of traffic calming devices that could be used to avoid or lessen the traffic impact that would otherwise be present in a development proposal for a school. Despite requests to Mr. Guckert and yourself, no further information was forthcoming from the Traffic Group.

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston, L.L.P.
January 25, 2001
Page 3

It is because of this lack of cooperation on BT's part that GCA has had to retain its own planners and traffic engineers. It is my hope that in the future GCA can work cooperatively with Beth Tfiloh with regard to the development of this property. Otherwise, we are continually going to be playing a cat and mouse game, which requires an unnecessary expenditure of resources on both of our clients' part.

If you could let me know if BT would be agreeable to an open dialogue with GCA regarding the development at Camp Glyndon, I would be most appreciative.

Best regards.

Very truly yours,



Gary R. Jones

GRJ/mjr

cc: Arnold Jablon, Director - Department of Permits and Development Management
Donald Rascoe - Department of Permits and Development Management
Lawrence Schmidt - Zoning Commissioner's Office
Honorable Dutch Ruppertsberger
Councilman T. Bryan McIntire
Robert J. Carson, Esq.

MEMO TO THE FILE
Zoning Case # 94-27-SPHA

SUBJECT: Camp Glyndon

FROM: John Sullivan, Planner II



This office received another letter (dated 11-2-00) from Julius Lichter, Esq. requesting building permit approval of the proposed addition to the Dining Hall. The letter also requested approval of grading permit numbers B-404179 (for the athletic field) and B-407365 (66, 293 sq. ft. for the access road). Per Arnold Jablon a letter response to Mr. Lichter is not necessary (only a memo to the file) as this office has met with Mr. Lichter several times explaining why I could not approve the Dining Hall building permit and have sent several letters stating same. (see my latest letter dated 11-9-00 (attached) which was not mailed per Arnold's instructions). I approved Grading Permit # B-404179 on 10-24-00. Mr. Lichter submitted a copy of the Baltimore County Photographic Map # NW, 16-J dated January, 1986 which shows an existing circular gravel/stone road. As such I have approved grading permit # B-407365. Again the permit for the Dining Hall Expansion cannot be approved as shown as it is not in compliance with the Hearing Order and 3 hearing site plans of case # 94-27-SPHA.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 9, 2000

Julius W Lichter, Esq.
Law Offices of Peter G. Angelos
Court Towers Suite 300
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Spirit and Intent Letter
Camp Glyndon
4th Election District

Mr. Lichter,

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. As you are aware I approved Building Permit # 404179 (grading for athletic field) on 10-24-00. The circle or ring road is shown as existing gravel and stone on the submitted Baltimore County Photographic map #NW, 16-J, dated Jan. 1986. As such this office will approve Building Permit #B407365, the grading of 66, 293 sq. ft. of disturbed area for this access road.

In Zoning Hearing Case # 94-27-SPHA, restriction #3, the Zoning Commissioner granted a maximum of 100% expansion to the Dining Hall. In that case the original site plan as well as subsequent submitted red line site plans dated 3-29-99 & 6-18-99 the Dining Hall was labeled 4,000 sq. ft. and was to be located in a detailed envelope. The proposed Dining Hall addition exceed the 8,000 sq. ft. granted (4,000 sq. ft. x 2) plus it was 12ft. outside of the shown envelope. My 3-9-00 letter to you stated same as being the reason for denial of the Building Permit. At a subsequent meeting in Mr. Carl Richards office, with you, Mr. Dino La Fiandra, esq., Mr. Thomas Hoff, Mr. Richards and myself the same reasons for denial of the Dining Hall addition permit were stated. Again at a 10-24-00 meeting in Mr. Arnold Jablon's office with you, Mr. Jablon and Mr. Joseph Merrey (in my absence) you were informed of the same reasons for denial of the building permit.

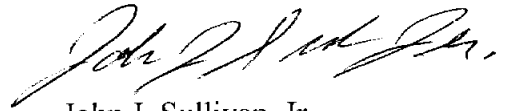
At the 10-10-00 DRC meeting you, Mr. La Fiandra, esq., Ms. Julie DiGrogili, esq., and Mr. Steven Warfield, all on behalf of Beth Tfiloh were advised by messrs, Carl Richards & Joseph Merrey of this office that a hearing would be required.



As such item numbers 1 and 4 on page 2 of your 11-2-00 letter to this office require a special hearing to allow the Zoning Commissioner to resolve these issues.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need any further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

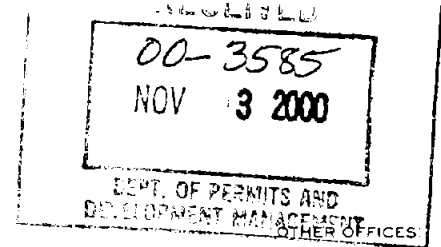
A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.", written in a cursive style.

John J. Sullivan, Jr.
Planner II
Zoning Review

Cc: Arnold E. Jablon
W. Carl Richards
Zoning Hearing file #94-27-SPHA
Letter file

JJS:kl

PETER G. ANGELOS
A PROFESSIONAL CORPORATION
COURT TOWERS, SUITE 300
210 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
410-825-7300 FAX # 410-296-2541

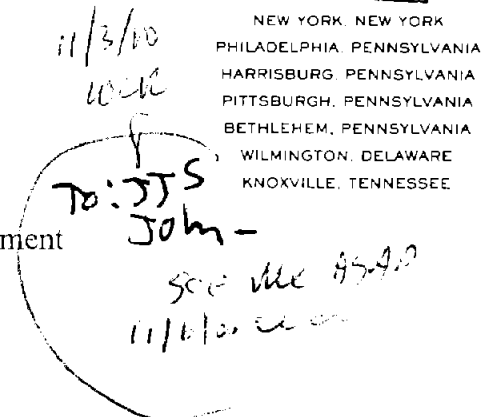


JULIUS W. LICHTER

November 2, 2000

Hand Delivered

Mr. Arnold Jablon, Director
Baltimore County Department of Permits and Development Management
111 W. Chesapeake Avenue
Room 111
Towson, Maryland 21204



Re: Camp Glyndon
10609 Central Avenue

Dear Mr. Jablon:

I enclose herewith a copy of N.W.16-J Baltimore County Photographic Map of January, 1986, which clearly reflects the location of the dining hall and Chapel (Pavilion) as well as the stone and gravel roadway servicing both facilities and areas as well as other elements of the property.

1. As to Permit B404179, which provides for the grading of the athletic fields, you have advised that this permit would be signed and issued immediately.
2. As to Permit B407365, which provides for the paving of an existing stone and gravel road, you advised that you had been led to believe that a new "ring road" was being installed and questioned whether that permit could be issued. I advised you that this road has existed for a long period of time and long before the Congregation acquired the property and that it was not a "ring road" as previously characterized to you. The enclosed photographic map clearly shows that this roadway is in existence. I have marked the map to show the following:
 - A. Present dirt and gravel road as it has existed for many years and now proposed to be paved;
 - B. The existing dining hall shown on the plan as Building F; and
 - C. The existing Chapel (Pavilion) on the plan as Building A.

With this plan clearly showing that the roadway exists and by regulation is clearly not development, I ask that you immediately issue Permit B407365.

ONE CHARLES CENTER
100 N. CHARLES STREET
BALTIMORE, MD 21201-3812
410-649-2000
(800) 252-6622
FAX 410-659-2101, 81, 82

UNION PARK CENTER
5905 HARFORD ROAD
BALTIMORE, MD 21214-1846
410-426-3200
(800) 492-3240
FAX 410-426-1269

STEELWORKERS' HALL
540 DUNDALK AVENUE
BALTIMORE, MD 21224-2997
410-633-8100
FAX 410-633-0480

CENTERPARK II
SUITE 315
4081 POWDER MILL ROAD
BELTSVILLE, MD 20705-3149
(800) 537-8261
FAX 301-937-5738

63 HENDERSON AVENUE
CUMBERLAND, MD 21502-2452
301-759-2700
FAX 301-759-2703

201 S. CLEVELAND AVENUE
HAGERSTOWN, MD 21740-5745
301-739-4000
FAX 301-739-3848

3. As to the dining hall expansion, I enclose again for your review and consideration a copy of a letter dated February 23, 2000 addressed to you from Stephen A. Warfield, P.E. specifically advising you that the dining hall measurements are actually 40' x 109' 4" for a total of 4,373 square feet. The Zoning Commissioner's Order authorizes an expansion to 8,746 square feet. The building permit application and plan requests a permit for 8,462 square feet within the expanded size authorized by the Zoning Order.

I have explained to you that the envelopes shown on the plan were to show the general location of the existing and expanded buildings and that the measurements shown were approximate as the Charitable Organization could not afford a field run survey from building to building and still maintain and advance its mission. The expanded dining hall is being expanded and improved to meet the needs of the children in virtually the identical location as shown and of a slightly different architectural shape. It is located without the need to bring the building any nearer to adjoining properties as shown on the plan and will meet all setback requirements and does not create any usage of residential density.

NO

These facts clearly establish that the permit should be issued as being within the spirit and intent of the Zoning Commissioner's Order and the BCZR. I enclose herewith a copy of the transcript taken at the DRC Meeting on October 10, 2000 wherein we were instructed to submit a spirit and intent letter to the County to satisfy the zoning requirements. Please review pages 14 through 17.

You have within your complete power to:

- X 1. Grant the A2 exemption for all development inclusive of the lower school and gymnasium as shown on the plan that accompanied the request for exemption:
- ✓ 2. Grant the grading permit for the athletic fields:
- ✓ 3. Grant the grading permit and permission to pave the existing roadway servicing the facility as shown on the plan and photographic map dated January, 1986 and marked N.W. 16-J; and
- X 4. Approve a refinement of the development plan within the spirit and intent of the development plan as well as the zoning plan without further hearing as it is abundantly clear that the development to be undertaken is well within the heart of the

Mr. Arnold Jablon, Director
Baltimore County Department of Permits and Development Management
November 2, 2000
Page 3

property and is not affected by any intrusion on any neighboring properties.

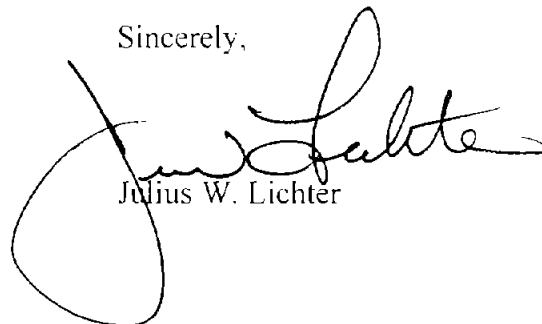
A denial of the issuance of the expanded dining hall permit as proposed and the issuance of the A2 Exemption for all development inclusive of the lower school and gymnasium as shown on the plan that accompanied the request for exemption without further delay and without the requirement for a special hearing to amend the existing plans is totally frustrating irrespective of any illogical policy that would condition approval of a plebiscite of mean spirited neighbors or having to refine the plans. We will submit a refined plan that will respect the regulations for your approval. The Councilmen and those familiar with the bad faith dealing of this association should not allow this small group of self-interested people to delay and prevent the Congregation from using its property as proposed.

The County has continued to react adversely to this charitable and religious institution's mission, reacting not in accordance with reason and the law, but in reaction to a plebiscite of mean spirited neighbors who continued to use your good offices to harass and prevent the Congregation from doing what it is legally permitted to do "as of right" and by Special Exception. The Congregation is not asking you and Baltimore County to violate the law or spirit and intent of the law. If this request was being made for a mercantile venture and allegedly providing new jobs, the development would be exempted, fast tracked and built.

But for education, faith and moral based training for children at a School, House of Worship and Camp, Baltimore County is looking for the "dots" on the "i's" and "crosses" on the "t's" where they don't exist and all for what credible purpose other than to be a participating partner in preventing and delaying this House of Worship's mission and proven record from continuing. It would be nice if Baltimore County government understood its clear message that economics and votes drive its decision making processes and that moral and faith based training is last in line of its priorities

Your prompt reply would be greatly appreciated.

Sincerely,



Julius W. Lichter

Mr. Arnold Jablon, Director

Baltimore County Department of Permits and Development Management

November 2, 2000

Page 4

JWL/cld

Enclosures:

1. Photographic Map N.W. 16-J
2. Camp Glyndon Special Hearing, etc. plan dated July 15, 1993
3. Plat of Site Plan to accompany Dining Hall Permit
4. Stephen A. Warfield, P.E. letter dated February 23, 2000 to Mr. Jablon
5. Julius W. Lichter letter dated January 21, 2000 to Mr. Jablon as to Lot of Record
6. Julius W. Lichter letter dated October 23, 2000 to Mr. Jablon
7. Copies of building and razing permit application for dining hall
- 8. Transcript of DRC Meeting of October 10, 2000
9. Copy of Camp Glyndon Land Use Information Package



GLYNDON

COMMUNITY ASSOCIATION, INC. GLYNDON, MARYLAND 21071

RECEIVED MAY 17 2000 7/22/00
WCR - for file
To JJS
SPH-File

May 17, 2000

~~Tony Enrike Okechukwu, P.E.~~ Al Wirth
Project Engineer, Storm Water Engineering
Department of Environmental Protection
& Resource Management
401 Bosley Avenue
Towson, Maryland 21204

Case # 94-27 SPHA
JJA

Dear Mr. Okechukwu,

This letter is a formal request for a Department of Natural Resources (DNR) Survey of the wetland/stream area of the Camp Glyndon property at 407 Central Ave., Glyndon, Maryland (currently known as the Beth Tfiloh Glyndon Campus). The area we refer to is adjacent to the proposed SWM pond.

Per Scott Smith of DNR Wildlife Division, this area is potentially the habitat of the Bog Turtle, a federally protected species. We have been told that we have the right to ask DEPRM to request a DNR review of the area.

There is a narrow window of time to find these reclusive animals at this time of year. We, therefore, request an expedient response for the DNR survey, and hope to hear from you as soon as possible. My cell phone is 410-627-1900.

Sincerely,

Norman W. Karolenko Jr.
President

CC: DEPRM - George Psadikakis
Dutch Ruppertsberger, County Executive
Paula Houck, Constituent Service Coordinator
Arnold Jablon, Dept. of Permits and Development Mgt.

00-1417

* See me
#94-2.7
file
JWL

LAW OFFICES
PETER G. ANGELOS
A PROFESSIONAL CORPORATION
COURT TOWERS, SUITE 300
210 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
410-825-7300 FAX # 410-296-2541

4/14/00
g-wch
To file -
I received
given response, in
writing & by phone
OTHER OFFICES:
NEW YORK, NEW YORK
PHILADELPHIA, PENNSYLVANIA
HARRISBURG, PENNSYLVANIA
PITTSBURGH, PENNSYLVANIA
BETHLEHEM, PENNSYLVANIA
WILMINGTON, DELAWARE
KNOXVILLE, TENNESSEE

JULIUS W. LICHTER

April 13, 2000

Hand Delivered

Mr. Arnold Jablon, Director
Department of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RECEIVED
JWL
2000

Re: Beth Tfiloh Glyndon Property

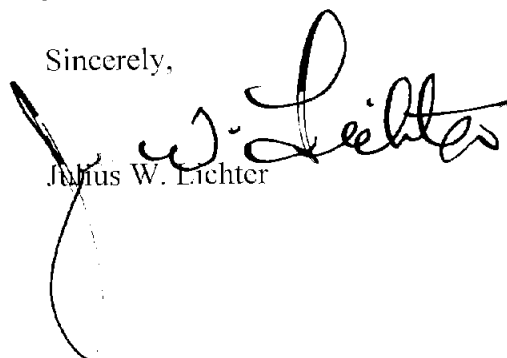
Dear Mr. Jablon:

I have been made aware of an approved development plan and a first revised development plan for the above property dated March 4, 1994 and March 18, 1994, copies of which I enclose herewith.

I ask that the process of plans for the property inclusive of those authorized by Zoning Commissioner Schmidt's order, together with the permits for the expansion of the dining hall, the realignment of driveways and the erection of the lower school building, be processed as a further refinement of an existing development plan, as were approved developments such as Home Depot in place of the Schoeneman manufacturing facility, the Best Buys facility in lieu of a Ramada Hotel, a new warehouse retail operation in lieu of the Golden Ring Mall and dozens of other projects that were so approved, which have far less impact than the request of Beth Tfiloh Congregation.

I would really appreciate your calling me upon receipt of this letter.

Sincerely,


Julius W. Lichter

JWL/elc

Enclosure

cc: C.A. "Dutch" Ruppertsberger, County Executive
Councilman Bryan McIntire
Robert Barrett, Special Assistant to the County Executive
Michael H. Davis, Executive Officer, Office of Communications
Beth Tfiloh Congregation

ONE CHARLES CENTER
100 N. CHARLES STREET
BALTIMORE, MD 21201-3812
410-649-2000
(800) 252-6622
FAX 410-659-2101, 81, 82

UNION PARK CENTER
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A PROFESSIONAL CORPORATION
COURT TOWERS, SUITE 300
210 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
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3/14/00
To: JJS
3/15/00
FAC

RECEIVED
MARCH 7 2000
JJS

OTHER OFFICES:
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BETHLEHEM, PENNSYLVANIA
WILMINGTON, DELAWARE
KNOXVILLE, TENNESSEE

JULIUS W. LICHTER

March 13, 2000

Hand Delivered

Arnold Jablon, Director
Department of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

4th F.D.

Re: Beth Tfiloh Glyndon Property (formerly Camp Glyndon)
PDM #IV-455
Dining Hall Permit **B-437227**

Dear Mr. Jablon:

Following your advice, I have met with John Sullivan concerning the Dining Hall Building permit. He advised me that he had dictated a letter to me stating that:

1. The building permit application that was submitted was for a building of 8,400 square feet and that it exceeded the allowed expansion by 400 square feet per the Order in Case Number 94-27-SPHA.
2. The hearing site plan, as well as the red lined plans dated March 29, 1999 and June 18, 1999, labeled the dining hall as being 4,000 square feet per restriction #3 of the Order for building F (dining hall).
3. The Order further states the building will not increase in size more than 100% and shall be located within the building envelope as shown on the plan.
4. The proposed building is shown as 400 square feet in excess of what is authorized and is partially located 12 feet outside of the envelope.

The literal information which Mr. Sullivan has gathered from the Order and the plats that have been filed represent the contents thereof. However, in response, I provided to you with my letter of March 1, 2000 a copy of a letter to you dated February 23, 2000 from Stephen A. Warfield, P.E. wherein he advises that he has field measured the existing dining hall and found that the

ONE CHARLES CENTER
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Arnold Jablon, Director
Department of Permits and Development Management
March 13, 2000
Page 2

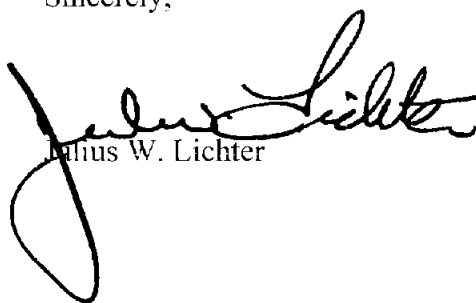
existing footprint contains 4,373 square feet as opposed to the 4,000 square feet represented in the documents. He advises that a 100% expansion authorized would allow an expanded dining hall containing 8,746 square feet thereby allowing an 8,400 square foot dining hall per the permit application.

As the attorney representing the American Diabetes Association in Case Number 94-27-SPHA, I can advise you that the stated existing square footages were approximate sizes and that the envelopes were drawn to show that the expansion could be accomplished within the envelope areas and in the approximate locations shown. There can be no question that the intention of the Zoning Commissioner was that a 100% increase in size was authorized in the area of the envelope. The difference without a difference within the spirit and intent of the Order and regulations is being complied with by the applicant. I hope that the reality of the authorization encourages your department to allow the permit application to be filed and processed promptly.

I urge that you authorize the issuance of the dining Hall building permit for 8,400 square feet and for a portion thereof to be partially located outside of the drawn envelope but in the same location as shown on the plan attached to the Order in Case Number 94-27-SPHA would be within the spirit and intent of the Order as the size of the expanded dining hall building would be 1.92 times the actual footprint and less than the 2.0 allowable by the Order.

I enclose my check for \$40.00 for the fee charged for reviewing this matter. I ask that you get back to me as soon as possible.

Sincerely,


Julius W. Lichter

JWL/cld

Enclosure

cc: Beth Tfiloh Glyndon, LLC
Rabbi Mitchell Wohlberg
Stephen A. Warfield, P.E.

3/30/00 verbally communicated me to both requests -
need to amend original z/c order
to permit large bldg or to
construct outside of envelope



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmilandacq@co.ba.md.us

March 9, 2000

Julius W. Lichter, Esquire
Law Offices of Peter G. Angelos
Court Towers, Suite 300
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Lichter:

RE: Zoning Verification, Beth Tfiloh Glyndon Property (formerly Camp Glyndon),
PDM File #IV-455, Dining Hall Building Permit, 4th Election District

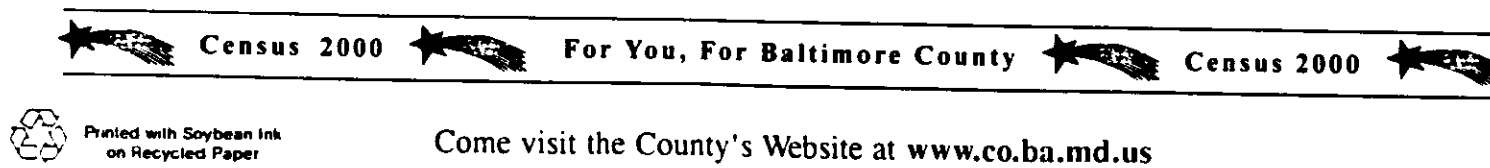
Your letter to Arnold Jablon, Director of Permits and Development, has been referred to me for reply. During the week of February 7, 2000, Mr. Ken Bernstein, permit applicant requested this office's approval on a building permit for an addition to the dining hall, a grand total of 8,400 square feet. At that time, Mr. Bruno Rudaitis, Planner II, informed Mr. Bernstein that the total square footage exceeded what was granted by zoning hearing Case #94-27-SPHA. On that hearing site plan, as well as the red-lined plans dated March 29th and June 18, 1999, the dining hall building is labeled 4,000 square feet. Per restriction #3 of the Zoning Commissioners order, the dining hall (Building F) will not increase in size more than 100% and that all expansion will be within the labeled building envelope as shown on the plan. As such the proposed building on the permit exceeds what was allowed by 400 square feet. Additionally, the proposed building is 12 feet wider than the envelope. As such the building permit cannot be approved by this office.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan
John J. Sullivan
Planner II
Zoning Review

JJS:kew



Come visit the County's Website at www.co.ba.md.us

LAW OFFICES
PETER G. ANGELOS
A PROFESSIONAL CORPORATION
COURT TOWERS, SUITE 300
210 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
410 825 7300 FAX 410 296 2541

March 1, 2000

Hand Delivered

Arnold Jablon, Director
Department of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Beth Tfiloh Glyndon Property (formerly Camp Glyndon)
PDM #IV-455
Dining Hall Permit

Dear Mr. Jablon:

When we last spoke about a week ago, you suggested that I make the plan attached to the building permit application to reduce the square footage of the alterations to be less than a 100% increase in size rather than 400 square feet in excess of the increase authorized by the Zoning Order. When I contacted Stephen A. Warfield, P.E. to address the requested change, he advised me that the expansion reflected on the building permit plan for the dining room is presently less than the 100% increase authorized by the Zoning Order.

I asked Steve Warfield to write to you verifying the above findings so that a permit might be issued at the earliest possible date. I enclose a copy of his letter to you dated February 23, 2000 which reflects that the building permit is for an expansion of 374 square feet more, less than the area of expansion authorized.

The camping season is rapidly approaching and the Congregation would like to have the dining hall available for full use during this camping season and thereafter. Please advise me as soon as possible as to the processing of the building permit for issuance.

Sincerely,

Julius W. Lichter
Julius W. Lichter

JWL/cld

cc: Beth Tfiloh Glyndon LLC
Rabbi Mitchell Wohlberg
Stephen A. Warfield, P.E.

THE CHARLES CENTER
100 N. CHARLES STREET
BALTIMORE, MD 21201-1000
P: 410-396-1000
F: 410-396-1000

UNION PARK CENTER
8000 HARMOND ROAD
BALTIMORE, MD 21206-4400
P: 410-326-3000
F: 410-326-1000

STEELE SQUARES, HALL
800 GUNNARY AVENUE
BALTIMORE, MD 21204-2000
P: 410-528-0000
F: 410-528-0000

CENTURYPARK
SUITE 200
400 FORTRESS HILL ROAD
BETHESDA, MD 20814-2000
P: 301-271-1000
F: 301-271-1000

RE HENDERSON AVENUE
CLUBHOUSE, 800 J. ROSS ROAD
DC 20814-2000
P: 301-271-1000
F: 301-271-1000

200 N. ELEANOR AVENUE
HAGERSTOWN, MD 21759-1000
P: 410-396-1000
F: 410-396-1000

MATIS WARFIELD
CONSULTING ENGINEERS

February 23, 2000

Mr. Arnold Jablon
Baltimore County Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Beth Tfiloh Glyndon Property (Formerly Camp Glyndon)
PDM# IV-455

Dear Mr. Jablon,

The existing Dining Hall was measured in the field and determined to have dimensions of 40'x109'-4". This corresponds to an existing footprint of 4,373-sq-ft. It is my understanding that the existing approved special exception plan allows this building to be expanded to twice its current size, or 8,746-sq-ft. The current expansion proposal that is circulating for permit has a footprint of 8,400-sq-ft. Therefore, the proposed dining represents a building, which has a footprint of 1.92 times the existing footprint, and is within the 2.0 allowable for expansion.

Sincerely,
MATIS WARFIELD, INC.

Stephen A. Warfield
Stephen A. Warfield, P.E.
SAW:saw

MATIS WARFIELD, INC.
6600 York Road - Suite 209 - Baltimore, Maryland 21212
Tel: 410-377-7596 - Fax: 410-377-7657

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: February 14, 2000

TO: Arnold Jablon,
Director of Permits and Development Management

FROM: John J. Sullivan, Jr.,
Planner II

SUBJECT: Camp Glyndon

Per your request a meeting was held with W. Carl Richards, Julius W. Lichter, Esquire, Dino LaFiandra, Esquire, Thomas J. Hoff, Architect and myself. The vestibule and community/administration building addition areas (square footages) as scaled on the March and June 1999, 1"=100' scale red-lined (pencil) plans compared to what was granted by the order in case #94-27-SPHA were discussed.

Even though the community/administration building scales larger on the 1 inch=100 foot scale Hearing Plan, (Case # 94-27 SPHA), March 29, 1999 and June 18, 1999 red-lined plans, it is labeled as a 2 story, 80 foot x 62 foot=4,960 square feet per floor=9,920 square feet) on all 3 plans.

On the 1"=20 feet site plan which accompanied the building permit #8365464 for this building, a copy of which Mr. Hoff submitted to me on February 4, 2000, the building addition scaled to 1,014 square feet per floor.

Per restriction 2 of the ZC's order the proposed community/administration will be not be enlarged by more than 20% and the expansion shall be within the area shown on the hearing site plan. A 20% expansion of the 4,960 square feet per floor building=992 square feet (x2 floors=1,984 square feet). Building permit #8365464 was for a 1,014 square feet per floor addition (x2 floors=2,028 square feet). As such, this addition exceeds the expansion granted by 22 square feet per floor (x2 floors=44 square feet).

The pavilion addition (vestibule) on the 1"=100' March 29, and June 18, 1999, submitted red-lined plans scales to 850 square feet +/- On the 1"=20' scales site plan submitted by Mr. Hoff on February 4, 2000, a copy of which accompanied building permit #378294, this addition scales to only 555.7 square feet.

Camp Glyndon
February 14, 2000
Page 2

Last week Mr. Ken Bernstein submitted a building permit and site plan to this office for expansion to the existing dining hall. Mr. Bernstein was informed by Bruno Rudaitis, of this office, that the permit could not be approved as the square footage exceeds what was granted by the Zoning Commissioner in Case #94-27 SPHA. On that plan and the March and June, 1999 red-lined plans, the dining hall is labeled 4,000 square feet. Restriction #3 of the Zoning Commissioner's order states that the dining hall (Building F) will not increase in size by more than 100% and that all expansions will be within the building envelope as shown on the site plan. The building permit plan shows the proposed dining hall to be 8,400 feet (400 square feet more than allowed) plus the proposed building is 12 feet wider than the expansion envelope.

/kew

MATIS WARFIELD
CONSULTING ENGINEERS

February 23, 2000

Mr. Arnold Jablon
Baltimore County Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Beth Tfiloh Glyndon Property (Formerly Camp Glyndon)
PDM# IV-455

Dear Mr. Jablon,

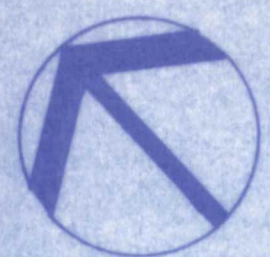
The existing Dining Hall was measured in the field and determined to have dimensions of 40'x109'-4". This corresponds to an existing footprint of 4,373-sf+/- . It is my understanding that the existing approved special exception plan allows this building to be expanded to twice its current size, or 8,746-sf+/- . The current expansion proposal that is circulating for permit has a footprint of 8,400-sf+/- . Therefore, the proposed dining represents a building, which has a footprint of 1.92 times the existing footprint, and is within the 2.0 allowable for expansion.

Sincerely,
MATIS WARFIELD, INC.


Stephen A. Warfield, P.E.
SAW:saw

MATIS WARFIELD, INC.
6600 York Road • Suite 209 • Baltimore, Maryland 21212
Tel: 410-377-7596 • Fax: 410-377-7657

RECEIVED



- GENERAL NOTES: (PER PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION CASE NO. 65-389-K)
- 1) TOTAL ACRES OF TRACT BEING 43.63 ACRES +/-
 - 2) EXISTING ZONING OF TRACT - R-10, R-20 & R-40.
 - 3) EXISTING USE OF TRACT - NO USE.
 - 4) PROPOSED ZONING OF TRACT - R-10, R-20 & R-40 WITH SPECIAL EXCEPTION.
 - 5) PROPOSED USE OF TRACT - CAMP FOR DIABETIC CHILDREN-SPONSORED BY THE MARYLAND DIABETES ASSOCIATION.
 - 6) STAFF PARKING AREA EQUALS 32 UNITS (9'x20').
 - 7) VISITOR PARKING AREA EQUALS 50 UNITS (9'x20').
 - 8) EXISTING STREAK TO REMAIN IN ITS PRESENT CHANNEL, CHANNEL SHALL BE CLEANED OF DEBRIS.

ZONING HISTORY:

CASE NO. 65-389-K. SPECIAL EXCEPTION FOR A CAMP, COMMUNITY BUILDINGS, SWIMMING POOL AND OTHER STRUCTURES.
GRANTED 6/30/89

ZONING PUBLIC HEARING REQUEST:

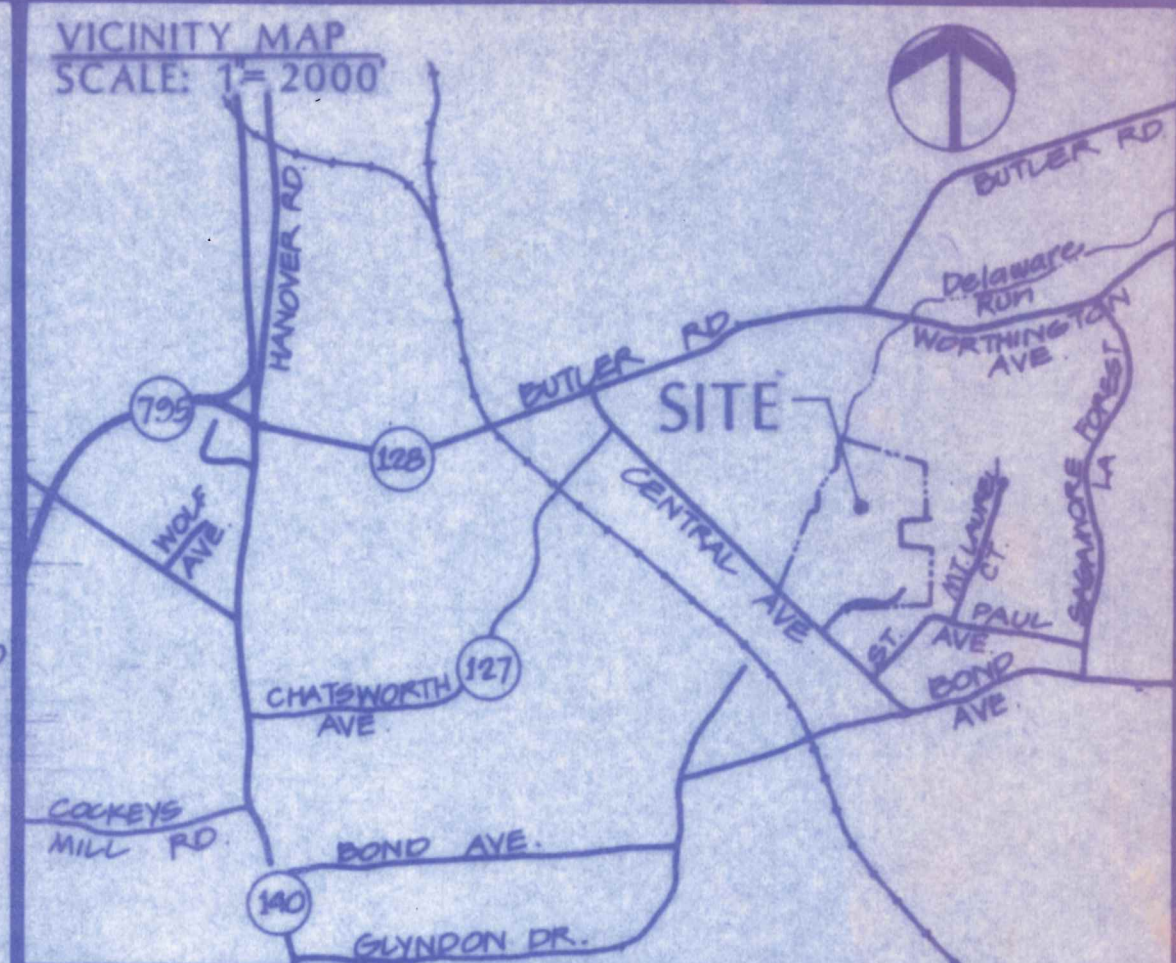
SPECIAL HEARING TO UPDATE SPECIAL EXCEPTION PLAT APPROVED PURSUANT TO CASE NO. 65-389-K.

PETITION FOR VARIANCES FROM CURRENT REGULATIONS TO ALLOW EXISTING VETRACKS BETWEEN EXISTING BUILDINGS, SECTIONS 1001.2.D. & 904.2.

PETITION FOR VARIANCE TO PERMIT A NON-ILLUMINATED SIGN OF 40' (20' S/SIDE) IN USE OF THE PERMITTED 10' S/SIDE.

VICINITY MAP

SCALE: 1"=2000'



GENERAL NOTES

1. EXISTING SITE DATA TAKEN FROM "UTILITY PLAN- GRADING PLAN PH.1" PREPARED BY MATZ, CHILDS & ASSOC., INC., DATED 3/31/89 AND BALTIMORE COUNTY 200 SCALE AERIAL PHOTO AND TOPOGRAPHY MAPS.
2. PROPERTY OUTLINE SHOWN TAKEN FROM "UTILITY PLAN- GRADING PLAN PH.1" PREPARED BY MATZ, CHILDS & ASSOC., INC. AND FROM DEED INFORMATION AND DOES NOT REPRESENT A FIELD RUN SURVEY.

SITE DATA:

GROSS SITE AREA	40.00 AC± (1907259 sq ft)
NET	40.00 ± (1907259 sq ft)
EXISTING ZONING	1.14 AC±
DR. 2	10.00 ±
DR. 2	20.00 ±
EXISTING & PROPOSED USE	CAMP
PARKING:	
EXISTING AUTHORIZED PARKING - 82 SPACES	
1000 GENERAL NOTES FOR CASE NO. 65-389-K	
PARKING FOR PROPOSED COMMUNITY BLDG.	55 SPACES
REQUIRED @ 3.0/1000 sq ft	40
PROPOSED	
PROPOSED COMMUNITY BLDG.	9920 sq ft

PLAT TO ACCOMPANY PETITIONS FOR SPECIAL HEARING TO UPDATE SPECIAL EXCEPTION PLAT & VARIANCES

CAMP GLYNDON

18609 INSULIN LANE

COUNCILMATIC DISTRICT NO. 3
ELECTION DISTRICT NO. 4
BALTIMORE COUNTY, MD.

REVISIONS:

3/24/99-JH

SCALE: 1"=100'

DATE: 7/10/93

JOB NO.: 126-01

DESIGNED: JH

DRAWN: JH

CHECKED: TJH

DRAWING NUMBER:

Z-1

SHEET 1 OF 1

Land Development Consultants and Landscape Architects

HOFF & ANTONUCCI ASSOCIATES

1717 York Road • Suite 10 • Lutherville, MD 21093

301-628-9225 • Fax 301-628-9229

LEGEND

ALL EXISTING BLDGS. ARE ONE STORY

- A PAVILLION - 90' x 70'
- B BUNKHOUSE - 40' x 10'
- C MEDICAL BLDG - 50' x 30'
- D SHOWER/LAUNDRY - 40' x 30'
- E INFIRMARY - 60' x 22'
- F DINING HALL - 100' x 40'
- G POOLHOUSE - 40' x 30'
- H SHED - 25' x 25'
- I MULTI-PURPOSE CENTER - 70' x 40'
- J BARN - 50' x 30'
- K CARETAKER'S HOUSE - 40' x 10'

OWNER/DEVELOPER:

MARYLAND DIABETES ASSOCIATION, INC.
2 RESERVOIR CIRCLE, SUITE 203
BALTIMORE, MD 21206
BILL G. BAXTER, EXEC. VICE PRESIDENT
DEED REF. 5290/529
TAX ACC. NO. 04-19022970



EXISTING SIGN DETAIL
(NON-ILLUMINATED, 2 SIDED)

SOIL TYPES & LIMITATIONS

HYDRO SOIL GROUP	SOIL SERIES/ SYM.	BLDG'S W/ BASEM'TS	BLDG'S W/OUT BASEM'TS	PARKING AREAS
"B"	MAHON; Mbc2, Mbc3 Mcd2, Mge	MODERATE SEVERE	MODERATE SEVERE	SEVERE SEVERE
"B"	ELIOAK; EhB2	SLIGHT	SLIGHT	MODERATE
"C"	GLENNVILLE; GnB	SEVERE	MODERATE	SEVERE

HOWARD HOLHEIM
60443
TAX ACT 0405015360

GLYNDON B.C.H.D.

EX. 30' R/W

EX. 22' PAVING

EX. 12' W 60'-509

EX. 12' W 60'-509

EX. 12' W 60'-509

EX. 12' W 60'-509

EX. 12' W 60'-509

EX. 12' W 60'-509

EX. 12' W 60'-509

EX. 12' W 60'-509

EX. 12' W 60'-509

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 079049

DATE 3/17/00 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JJS)

RECEIVED FROM: Shirley Off - Peter Angelico

FOR: 00-602

Beth Tfiloh

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

IN RE: PETITIONS FOR SPECIAL HEARING & * BEFORE THE
ZONING VARIANCE * ZONING COMMISSIONER
NE/S Central Avenue, 1200'(+/-) *
NW of C/I Bond Road *
18609 Insulin Lane, Camp Glyndon * OF BALTIMORE COUNTY
4th Election District *
3rd Councilmanic District * Case No. 94-27-SPHA
Maryland Diabetes Association, Inc.
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as both a Petition for Zoning Variance and Petition for Special Hearing for that property located at 18609 Insulin Lane in Glyndon. The Petition is filed by the Maryland Diabetes Association, Inc., property owner. Within the Petition for Special Hearing, relief is sought to upgrade the special exception plat approved in case No. 65-389-X. Within the Petition for Zoning Variance, relief is requested from Sections 1801.2.B. and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow existing and proposed setbacks between existing and proposed buildings; and from Section 413.1.E. to permit a 40 sq. ft. (20 sq. ft.) per side non-illuminated sign in lieu of the permitted 15 sq. ft. The relief requested is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions.

Appearing at the public hearing in support of the Petition was Bill G. Baxter, Executive Vice-President of the Maryland Diabetes Association, Inc. Also appearing was Thomas J. Hoff, the Landscape Architect who prepared the site plan. The Petitioner was represented by Julius W. Lichter, Esquire and Kathryn May, Esquire. Numerous residents of the surrounding Glyndon community appeared in opposition. They included Vernene Lenz, President of the Glyndon Community Association, Inc., Sandy Laken, Janet

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By J. H. Hark

Clinton, Marjorie Felsor, Susanne R. Felsor, Chris Smith, Howard Solheim and J. Michael O'Neill.

Mr. Hoff testified and presented the plan. As noted above, he is a Registered Landscape Architect in the State of Maryland. He noted that the subject site is approximately 45 acres in size. It is split zoned with approximately 1/2 of the area zoned R.C.5. Most of the balance of the site is zoned D.R.2 with a small portion zoned D.R.3.5. The property was approved for a camp use pursuant to the granting of a Petition for Special Exception in 1965. The property has been owned by the Maryland Diabetes Association, Inc. since 1965 and has been used as a camp for approximately 30 years. Numerous photographs were submitted showing the existing improvements on the site. Presently there is a pavilion, numerous bunk houses, a medical building, a shower/laundry structure, an infirmary, a dining hall, a pool house, a multi-purpose center and other related structures. All of these buildings are shown on the site plan.

Mr. Hoff also explained that the site plan shows potential areas of expansion to a number of these structures. In order to avoid the possibility of filing numerous zoning Petitions in the future, the Petitioner has submitted a plan showing an area of expansion of nearly all of the existing structures. The plan shows increased building envelopes to accommodate the proposed expansion. It is of particular note that the buildings will not be expanded so as to occupy the entire envelope shown. Rather, areas of potential expansion are delineated on the plan. Moreover, up to six additional bunk houses might be built.

Mr. Hoff noted that none of the buildings can be seen from Central Avenue, which provides the sole vehicular access to the site. That is, the improvements both existing and contemplated are all located in the interior of the site and will not be visible to the surrounding community.

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As to the relief requested, Mr. Hoff noted that the special hearing is necessary to upgrade the special exception plat which was previously approved. As described above, the new plat shows areas of proposed expansion. It is to be further noted that this expansion will occur on an ongoing basis and that no definitive timetable has been established. For example, the bunk houses may not be added for some time. Mr. Hoff also explained that the setback variances requested relate to internal structures. That is, the site will continue to observe all proper setback distances from the property line. The structures within the camp are grouped in a small area of the property so as to preserve the woods and open space which occupy the balance of the tract. These setbacks are necessary so that these buildings can be grouped in this manner.

Also testifying was Bill G. Baxter, Executive Vice-President of the Maryland Diabetes Association, Inc. Mr. Baxter has overall responsibilities for this organization. As one would expect from the name, this association is a non-profit organization geared toward assisting in the prevention and cure of diabetes and to improve the life of diabetics. He noted that Camp Glyndon was purchased by his organization in 1958 and has been used as a summer camp since the mid 1960s. The property serves as a place where educational meetings and seminars are conducted. Moreover, he noted that the primary use of the camp was to provide a recreational area for diabetic children. He admitted that the camp was rented on occasion to other users. He identified these users as primarily similar types of organizations such as the American Cancer Society, certain churches, etc. Further, he observes that generally his camp has had an excellent relationship with the community. In his view, the camp can accommodate 170 people maximum overnight. However, typically, only approximately 110 are overnight campers at any one time. He further corroborated Mr. Hoff's testimony that

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there are no contemplated expansions to the existing structures at the present time, but for the multi-purpose building. This building will be increased in size so as to provide additional office and meeting room space. He also noted that 14 full time equivalent employees work at the site. Mr. Baxter echoed the testimony of Mr. Hoff as it related to the requested special hearing and the internal variances.

As to the sign variance, numerous photographs were submitted of an existing sign which has been constructed at the entrance to the property on Central Avenue. This sign was constructed recently to replace an older sign which had deteriorated. The sign face is 4 ft. x 5 ft. in area with a height 8 ft. The sign identifies the Camp Glyndon site as owned by the Maryland Diabetes Association. Mr. Baxter indicated this sign was necessary to direct guests and others to the site.

As noted above, numerous Protestants appeared in opposition to the plan. Preliminarily, it appeared that they had a number of questions as to the specific relief sought by the Petitioner. Once the nature of the camp's plans were disclosed through the testimony of Mr. Hoff and Mr. Baxter, several of their concerns were resolved. That is, the Protestants largely do not seem to object to the proposed expansion of the buildings internal to the site. Their major concerns relate to the signage and the overall use of the property.

In this respect, my decision was held in abeyance after the conclusion of the hearing while the parties attempted to resolve their differences. I have received correspondence from the Petitioner's attorney, as well as the Glyndon Community Association, Inc., and several individuals within the Glyndon community. I considered this correspondence and have included same as a part of the record of this case.

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As to the Petition for Special Hearing, I am persuaded that same should be granted. Thus, I will approve the site plan submitted with this case. I am persuaded that expansion of the buildings and facility is appropriate and will not be detrimental to the health, safety and general welfare of the locale. The granting of the special hearing will allow the Petitioner to expand the structures within the site in an orderly and rational basis. Thus, the Petition for Special Hearing shall be granted.

I shall also grant that portion of the Petition for Variance relating to the internal setbacks. It is, again, worth noting that the setback relief applies exclusively to internal structures. The Petitioner's testimony and site plan submitted corroborate the fact that all lot line setbacks are observed. Thus, the granting of the special exception will not adversely affect the surrounding properties. Clearly, grouping of the structures within the site is warranted so as to preserve as much open space and woods as possible.

As to the other variance relief sought, relating to the sign, that, likewise, shall be granted. I have reviewed the photographs of the sign and considered the testimony offered. As restricted hereafter, I believe that signage of the size proposed is appropriate for this site of some 45 acres. I am persuaded that the Petitioner has satisfied the burden of practical difficulty required by Section 307 of the B.C.Z.R. Thus, the sign variance shall be granted.

Notwithstanding my approval of the relief requested, I am authorized within the County Code and Section 500.7 of the B.C.Z.R. to impose reasonable restrictions as part of my approval. In this respect, I have considered the testimony and evidence offered, as well as the numerous correspondence submitted. Apparently, the parties have agreed to four restrictions as it relates to the building envelopes. These restrictions are set forth

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in Julius W. Lichter's letter to me dated September 20, 1993, as well as the letter from the Glyndon Community Association dated September 17, 1993. The restrictions will be incorporated as they relate to building envelopes, as follows:

1. The new proposed community building (also known as Administration Building) will not be enlarged by more than 20% and expansion shall be within the area of the building envelope as shown on the submitted plan.
2. The dining hall building (Building F on the plan) will not increase by more than twice its size (100%) and all expansion shall be within the building envelope as shown on the submitted plan.
3. The existing medical building (Bldg. C) will, likewise, not increase by more than twice its size (100%) and all expansions shall be within the building envelope shown on the submitted plan.
4. The existing multi-purpose center (Bldg. I) will likewise not increase by more than twice its size (100%) and all expansion shall be within the building envelope shown on the submitted plan.

The Petitioner has also agreed to relocate the existing sign which presently situated at the entrance of the property on Central Avenue. Particularly, the Petitioner has advised that relocation of the sign 185 ft. north of its existing location is acceptable. Correspondence from the Glyndon Community Association acknowledges this location as a "better placement" but prefers the sign to be located even farther down the driveway towards the interior of the camp. Based on the site plan and photographs submitted, I am persuaded that the relocation of the sign 185 ft. from its present location is appropriate. Thus, I shall condition my approval to the relocation of that sign. Moreover, I will allow the Petitioner to place a new 15 sq. ft. sign, compatible with other signs in the community, at the approximate location of the existing sign so as to provide direction

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and notice of the location to visitors. I will require the Petitioner to submit drawings of this sign to the Glyndon Community Association, Inc. for review and approval prior to the construction of same. If the parties cannot agree to the appearance of this 15 ft. sign, I will review the drawings and issue a supplemental decision. However, it is my sincere hope that the parties are able to reach agreement as to the appearance of the 15 ft. sign.

As to other restrictions suggested by the Protestants, they shall be addressed in turn.

The Protestants suggested a restriction be added that no alcohol would be served to minors nor would be same be served to adults when they are in the presence of children. To adopt this restriction would be impractical. It is already against Maryland law to serve alcohol to minors. This is a criminal matter, not a zoning issue. Moreover, to restrict service to adults when they are in the presence of minors would be unenforceable and inappropriate. Hypothetically, a parent who brought a single child to a meeting on the property due to a baby sitting, emergency would prevent all of the adults present from consuming alcohol. The restriction is infeasible and illogical. I decline to impose same. I trust that the Petitioner will act appropriately.

The Protestants also asked for a bar from rental of the property to persons who have criminal records. Such a restriction may well be discriminatory and illegal. Surely, there are those who have made mistakes early in life who become responsible members of the community thereafter. I will not require the Petitioner to research the background of its renters.

I concur with the spirit and intent of the third restriction proposed that renters not post signs within the community advertising functions on the property. I shall require the Petitioner to include such a provision

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in its leases to perspective renters. Moreover, it is to be noted that signage of this type may well be illegal under the existing sign regulations. However, the Maryland Diabetes Association, Inc. should take steps within their leases to ensure that directional signage does not litter the surrounding community.

The fourth restriction proposed suggests a limit on the number of individuals utilizing the facility. Unfortunately, the Protestants did not suggest a specific number. As noted above, Mr. Baxter testified that the camp cannot accommodate more than 170 overnight visitors at a time and that the usual numbers do not exceed 110. Those numbers certainly appear appropriate when compared with the size of this facility. In this respect, I feel compelled to trust the sound judgment of the Petitioner to not burden the surrounding community. Due to the lack of testimony and evidence offered on this subject, imposition of a specific limit would be pure speculation on my part and be without proper basis. I decline to incorporate such a restriction.

The final restriction requested is for a prohibition of loud music and noise on the site after 9:00 P.M. I concur with this request and will require the Petitioner to incorporate in its leases a provision prohibiting outside amplified music after 9:00 P.M. Sunday thru Thursday and 10:00 P.M. on Friday and Saturday.

Other restrictions were requested by several of the immediate neighbors of the property. The most significant of these proposed restrictions is a requested bar from the camp becoming "a commercially run summer or year around facility". There was no testimony suggesting that such is or will be the case. Moreover, I consider it inappropriate within the a zoning proceeding to affix damages to adjacent property owners in the event of such a development. That is, the surrounding property owners suggest a

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pre-established buyout of their properties in the event there is a change of use of this property. The property, in accordance with the site plan, is designated as a camp, permissible by special exception. Although the term "camp" is not defined within the B.C.Z.R., it is defined in Webster's Third New International Dictionary as "a place of temporary shelter, lodging or residence often at a distance from urban areas or the tents, cabins, or other buildings used for such shelter, lodging, or residence; a place of rest, lodging or assembly". In order for the special exception approval which was granted in this case to remain valid, the use of the property should remain consistent with this definition. I can provide the neighbors of no further assurance than as stated above. It would be inappropriate to impose the restriction requested in the context of the relief requested. Obviously, the Protestants may have civil remedies in the event the use of the property deteriorates into a nuisance. However, there is no evidence to remotely suggest that such might occur. Moreover, the other restrictions requested by the neighboring Protestants are largely incorporated either on the site plan or within those restrictions suggested by the Glyndon Community Association. The site plan shows a 50 ft. buffer between the proposed improvements and limits noise from the site. As to Insulin Lane, which is apparently a shared facility, its use and maintenance are no doubt governed within the title documents regarding same contained within the Land Records of Baltimore County. Again, this is not a zoning matter but a question of title and use thereunder. Therefore, for the reasons set forth above, the Petitions for Special Hearing and Variances shall be granted, as restricted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

-9-

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 35th day of September, 1993 that, pursuant to the Petition for Special Hearing, approval to upgrade the special exception plat previously approved in case No. 65-389-X, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 1801.2.B. and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow existing and proposed setbacks between existing and proposed buildings, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.1.E. to permit a 40 sq. ft. (20 sq. ft.) per side non-illuminated sign, in lieu of the permitted 15 sq. ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein.

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The new proposed community building (also known as Administration Building) will not be enlarged by more than 20% and expansion shall be within the area of the building envelope as shown on the submitted plan.
3. The dining hall building (Building F on the plan) will not increase by more than two (2) times its size (100%) and all expansion shall be within the building envelope as shown on the submitted plan.
4. The existing medical building (Bldg. C) will, likewise, not increase by more than two (2) times its size (100%) and all expansions shall be within the building envelope shown on the submitted plan.
5. The existing multi-purpose center (Bldg. I) will likewise not increase by more than two (2) times its size (100%) and all expansions shall be within the building envelope shown on the submitted plan.

-10-

the size (100%) and all expansion shall be within the building envelope shown on the submitted plan.

6. The Petitioner shall relocate the existing sign on Insulin Lane adjacent to Central Avenue to a point no less than 185 ft. north of its existing location. Moreover, the Petitioner shall be permitted to construct a sign no larger than 15 ft. at the location with the existing sign. Said 15 ft. area sign shall be compatible with other signs in the locale and same shall be approved by the Glyndon Community Association or this Zoning Commissioner prior to construction.

7. The Petitioner shall cause to be included, in any lease of the property and/or facilities thereon, language prohibiting (1) signage for functions on the property within the surrounding community, and (2) outside amplified music after 9:00 P.M. Monday through Thursday and after 10:00 P.M. on Friday and Saturday.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LRS:mm

ORDER RECEIVED FOR FILING
Date: 9/23/93
By: [Signature]

-11-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

September 27, 1993

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

Julius W. Lichter, Esquire
Levin and Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variances
Case No. 94-27-SPHA
Maryland Diabetes Assoc., Petitioner
Property 18609 Insulin Lane, Camp Glyndon

Dear Mr. Lichter:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variances have been granted, with restrictions, in accordance with the attached order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

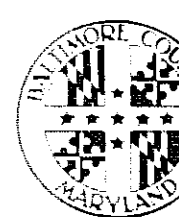
[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LRS:mm

cc: Mr. Bill G. Baxter, Exec. Vice President, Md. Diabetes Assoc., Inc.

cc: Mrs. Yvonne Lewis, President, Glyndon Community Assoc., Inc.

cc: Mr. Thomas J. Hoff, Hoff and Antonucci Associates



Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 18609 Insulin Lane, Glyndon

which is presently zoned DR-2, DR-3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special hearing to update special exception plat approved pursuant to Case No. 65-389-X

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Julius W. Lichter, Esq.

(Type or Print Name)

Signature

Address

TOWSON, MD 21204

City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

MD DIABETES ASSOC., INC.

(Type or Print Name)

Signature

BILL G. BAXTER, EXEC. VICE PRESIDENT

(Type or Print Name)

Signature

Address

2 RESERVOIR CIRCLE 486-5512

BALTIMORE, MD 21208

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted:

JULIUS W. LICHTER, Levin & Gann, P.A.

305 W. CHESAPEAKE AVE. STE. 113

TOWSON, MD 21204 410-321-0600

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING (unavailable for Hearing)

the following date: Next Two Months

ALL OTHER

REVIEWED BY: RT DATE: 7-16-93

ITEM # 28



Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 18609 Insulin Lane, Glyndon, MD

which is presently zoned DR-2, DR-3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) and proposed

proposed 1. 801.2.B and 504.2 to allow existing setbacks between existing and buildings; 413.1.E to permit a 40 square feet (20 sq. ft. per side) non-illuminated sign in lieu of the permitted 15 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

existing site conditions and other reasons to be presented at the public hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Julius W. Lichter Esq.

(Type or Print Name)

Signature

Address

LEVIN & GANN, P.A.

305 W. CHESAPEAKE AVE. STE. 113

TOWSON, MD 21204

City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING (unavailable for Hearing)

the following date: Next Two Months

ALL OTHER

REVIEWED BY: RT DATE: 7-16-93

ITEM # 28

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

MD DIABETES ASSOC., INC.

(Type or Print Name)

Signature

BILL G. BAXTER EXEC. VICE PRESIDENT

(Type or Print Name)

Signature

Address

2 RESERVOIR CIRCLE 486-5512

BALTIMORE, MD 21208

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted:

JULIUS W. LICHTER

LEVIN & GANN P.A.

305 W. CHESAPEAKE AVE. Ste. 113

TOWSON, MD 21204 410-321-0600

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING (unavailable for Hearing)

the following date: Next Two Months

ALL OTHER

REVIEWED BY: RT DATE: 7-16-93

HOFF & ANTONUCCI
ASSOCIATES
Land Development Consultants
and Landscape Architects

July 12, 1993

Description to Accompany Petition for Zoning Variances and Special Exception, Camp Glyndon

BEGINNING FOR THE SAME at a point in the center of Central Avenue 1200' +/- Northwest of Bond Avenue said point having the coordinate values of N 62.625 +/-, W 54.294 +/-.

Thence binding on the center line of Central Avenue,
(1) North 39 degrees 45 minutes West 368.5 feet;

thence leaving the center line of Central Avenue,
(2) North 41 degrees 10 minutes East 83.9 feet;
(3) North 16 degrees 45 minutes East 479 feet;
(4) North 16 degrees 45 minutes East 394.5 feet;
(5) South 72 degrees 15 minutes East 75 feet;
(6) North 16 degrees 45 minutes East 250.5 feet;
(7) North 43 degrees 37 minutes East 261.7 feet;
(8) North 14 degrees 02 minutes East 416 feet;
(9) South 66 degrees 18 minutes East 966.5 feet;
(10) South 05 degrees 46 minutes West 601.7 feet;
(11) North 83 degrees 14 minutes West 334.1 feet;
(12) South 05 degrees 46 minutes West 259.9 feet;
(13) South 83 degrees 14 minutes East 317.6 feet;
(14) South 05 degrees 46 minutes West 594 feet;
(15) North 82 degrees 21 minutes West 909 feet;
(16) South 51 degrees West 419.70 feet;
to the point of beginning containing 13.83 acres of land more or less.

Note: This Description has been prepared for zoning purposes only.

C:\PROJDOC\0186-01.DOC

1717 York Road • Suite 18 • Lutherville, MD 21093 • 410-628-9225 • Fax 410-628-9229

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 7/29/93

Posted for: Special Hearing & Variances

Petitioner: MD Diabetes Assoc., Inc.

Location of property: 18609 Insulin Lane, Camp Glyndon

Location of Signs: Signs on Central Ave. at Insulin Lane

Remarks:

Posted by: [Signature] Date of return: 7/29/93

Number of Signs: 2

Signature

Number of Signs: 2

Signature

Number of Signs: 2

Signature

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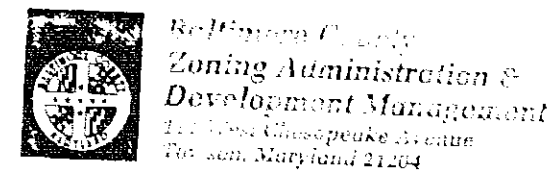
Signature

Number of Signs: 2

Signature

Number of Signs: 2

Signature



Date 7-16-93

MD DIABETES ASSN. INC.
12 REVENUE CASE
DATE 2/83
BALD. MD. 21204

020 - VARIANCE - \$ 250.00
040 - SPECIAL HEARING - \$ 250.00
080 - SIGN (2) - \$ 70.00
TOTAL - \$ 570.00

33A03400-2M10WFO \$570.00
88 001144AND-14-93
Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Account: 9-001-6150

Number: 28

RTT

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

JUL 27 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-27-SPHA (Item 28)
18609 Insulin Lane - Camp Glyndon
W/S Central Avenue, 1200 +/- sq ft of c/d Road Road
4th Election District - 3rd Councilmanic
Petitioner(s): MD Diabetes Association, Inc.
HEARING: THURSDAY, AUGUST 19, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to update special exception plat approved pursuant to Case No. 65-389-X.
Variance to allow existing and proposed setbacks between existing and proposed buildings; to permit a 40 square foot (20 square feet per side) non-illuminated sign in lieu of the permitted 15 square feet.

Arnold Jablon
Director

cc: MD Diabetes Assn., Inc.
Julius W. Lichter, Esq.

NOTES: (1) SIGNING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE INDICATED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 10, 1993

Julius W. Lichter, Esquire
Levin & Gann, P.A.
305 West Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Case No. 94-27-SPHA, Item No. 28
Petitioner: Maryland Diabetes Association, Inc.
Petition for Special Hearing

Dear Mr. Lichter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 16, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has initiated a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-27-SPHA

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is

Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5962 Statewide Toll Free
707 North Calvert St. Baltimore, Maryland 21202-0717

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 25, 1993

Julius W. Lichter, Esquire
Levin & Gann, P.A.
305 West Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Case No. 94-27-SPHA
Item 28
Maryland Diabetes Assn., Inc.

Dear Mr. Lichter:

Enclosed are copies of Office of Planning and Zoning comments received on August 25, 1993 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

Charlotte Minton

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: August 13, 1993

SUBJECT: 18609 Insulin Lane

Item Number: 28

Petitioner: MD Diabetes Association, Inc.

Property Size:

Zoning: D.R. 2, D.R. 3.5 and R.C. 5

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

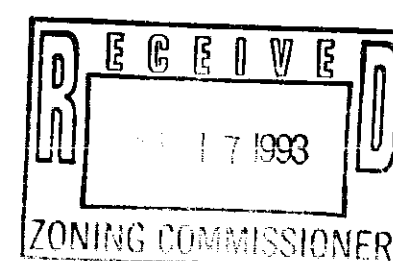
The site is within the Glyndon National Register Historic District. This special designation requires careful review of any land use or zoning issues that may negatively affect the character of the community.

The Planning Office has no fundamental problems with amending the special exception plat approved in Case No. 65-389-X. However, this office recommends denial of the sign variance request based on its size and lack of historic design character. However, should the Glyndon Community Association negotiate a compromise on the sign issue, the Planning Office will defer to the group's judgement.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerns

PK/JL:lw



94-27-SPHA
8/14/93

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: 11/22/93

TO:

Mr. With - SMM
Mr. Powell - EIR
Mr. Seely - MRS
Carol Brown - ZADM, Development Management (2)
Mr. Richards - ZADM, Development Control
Mr. Roike - ZADM, Street Names & House Numbers
Mr. Bowling - DEJ (3)
Capt. Paul - File Dept. - M.S. 1102 F
Mr. Grossman - RDC & Parks
Mr. Small - SIA
Mr. McDaniel - Strategic Plan., Development Review (3)

FROM:

Donald T. Hancock, Development Manager
ZADM

SUBJECT:

Project Name: Camp Glyndon
Project No. 94-27-SPHA
ZADM No. 11-465
District: 465
Engineer: Holly C. Anderson
Phone No. 410-922-6111

ACTION REQUESTED:

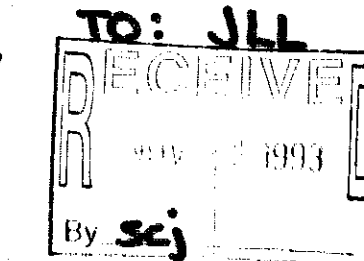
☐ Waived CRG Meeting
☐ CRG Plan Refinement
☒ CRG Plan Material Amendment
☐ Limited Exemption (26-1711.b.9)
☐ Waived Hearing Officer Hearing

Please review the attached plan for compliance with current regulations and return comments to our office by 12-15-93. If you have no comments or do not need to review this plan, please indicate by placing your initials here. (This procedure is similar to the waived CRG meeting procedure.) NONRESPONSIVENESS BY THE AFOREMENTIONED DATE IS CONSIDERED TO BE CONCURRENCE BY YOUR OFFICE OF THE PLAN.

Thank you for your timely attention to our request.

DTR:SDW:bje

SUBDIV.DST/TKTBJE
Subdiv.dst (tktbje)
Revised 8/30/93



CAMP GLYNDON
18609 Insulin Lane
93-173-Z

Limited Exemption
Plan Date: 9/24/93
Comments Due: 12/13/93
Comments Date: 11/23/93
Comments Completed: 11/23/93

Compliance with the following comments is required on revised plans for zoning review:

1. Include the zoning case #94-27-SPHA on the zoning history note.
2. Plan restriction #6 must have documented compliance on the plan. This issue was discussed with the Zoning Commissioner on 11/23/93. To comply with the order restriction, this office requires that the existing sign be located 185 feet from the existing location, not from the street right-of-way as shown. The proposed sign (15 square feet) must be shown on a scaled detail and accurately located. Documentation concerning the approval of the Glyndon Community Association or the Zoning Commissioner must accompany the sign detail on the plan.

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

Any requests for further information from the Zoning Office must include a reference to the limited exemption file #93-173-Z and written correspondence or revised plans must be accompanied by a copy of these comments.

JOHN J. LONG
Super II

JLL:scj

cc: Zoning File #94-27-SPHA

RESUME
THOMAS J. HOFF

THOMAS J. HOFF, INC.
t/a HOFF & ANTONUCCI ASSOCIATES
1717 York Road, Suite 1B
Lutherville, Maryland 21093
301-628-9225

EDUCATION:

Bachelor of Science Landscape Architecture,
Magna Cum Laude
West Virginia University, 1976

EXPERIENCE:

January 1992 to Present.
THOMAS J. HOFF, INC.
Lutherville, Maryland
Principal - President. Responsibilities include
administration, client relations, site design, project
management, government agency coordination and project
scheduling for all projects in the office. Project
supervision of staff responsible for zoning plans, site
plans, grading plans, storm water management plans,
sediment control plans, utility plans, public works
plans and landscape plans for commercial, residential,
industrial, and institutional sites.

December 1986 to December 1991.
HOFF & ANTONUCCI, INC.
Lutherville, Maryland
Principal - President. Responsibilities include
administration, client relations, site design, project
management, government agency coordination and project
scheduling for all projects in the office. Project
supervision of staff responsible for zoning plans, site
plans, grading plans, storm water management plans,
sediment control plans, utility plans, public works
plans and landscape plans for commercial, residential,
industrial, and institutional sites.

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
THE HOFF & ANTONUCCI ASSOCIATES, INC., a Maryland corporation, is the owner of the property located at 1717 York Road, Suite 1B, Lutherville, Maryland 21093, and is hereby petitioning the Zoning Commission of Baltimore County to re-classify the property from its present zoning of R.C. 5 to R.C. 5 and to grant a special exception for the proposed use of the property as a day camp for the children of the members of the Maryland Diabetes Association, Inc.

WHEREAS the property is located in the R.C. 5 Zoning District, and the proposed use of the property as a day camp for the children of the members of the Maryland Diabetes Association, Inc. is a use not permitted in the R.C. 5 Zoning District; and

WHEREAS the proposed use of the property as a day camp for the children of the members of the Maryland Diabetes Association, Inc. is a use that is in the public interest and is a use that is not detrimental to the health, safety and general welfare of the community; and

WHEREAS the proposed use of the property as a day camp for the children of the members of the Maryland Diabetes Association, Inc. is a use that is in the public interest and is a use that is not detrimental to the health, safety and general welfare of the community; and

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WHEREAS the proposed use of the property as a day camp for the children of the members of the Maryland Diabetes Association, Inc. is a use that is in the public interest and is a use that is not detrimental to the health, safety and general welfare of the community; and

WHEREAS the proposed use of the property as a day camp for the children of the members of the Maryland Diabetes Association, Inc. is a use that is in the public interest and is a use that is not detrimental to the health, safety and general welfare of the community; and

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WHEREAS the proposed use of the property as a day camp for the children of the members of the Maryland Diabetes Association, Inc. is a use that is in the public interest and is a use that is not detrimental to the health, safety and general welfare of the community; and

WHEREAS the proposed use of the property as a day camp for the children of the members of the Maryland Diabetes Association, Inc. is a use that is in the public interest and is a use that is not detrimental to the health, safety and general welfare of the community; and

GLYNDON
COMMUNITY ASSOCIATION, INC. GLYNDON, MARYLAND 21071

To: The Zoning Commissioner, Baltimore County
From: Vernene Lenz, President
Glyndon Community Association, Inc.

August 19, 1993

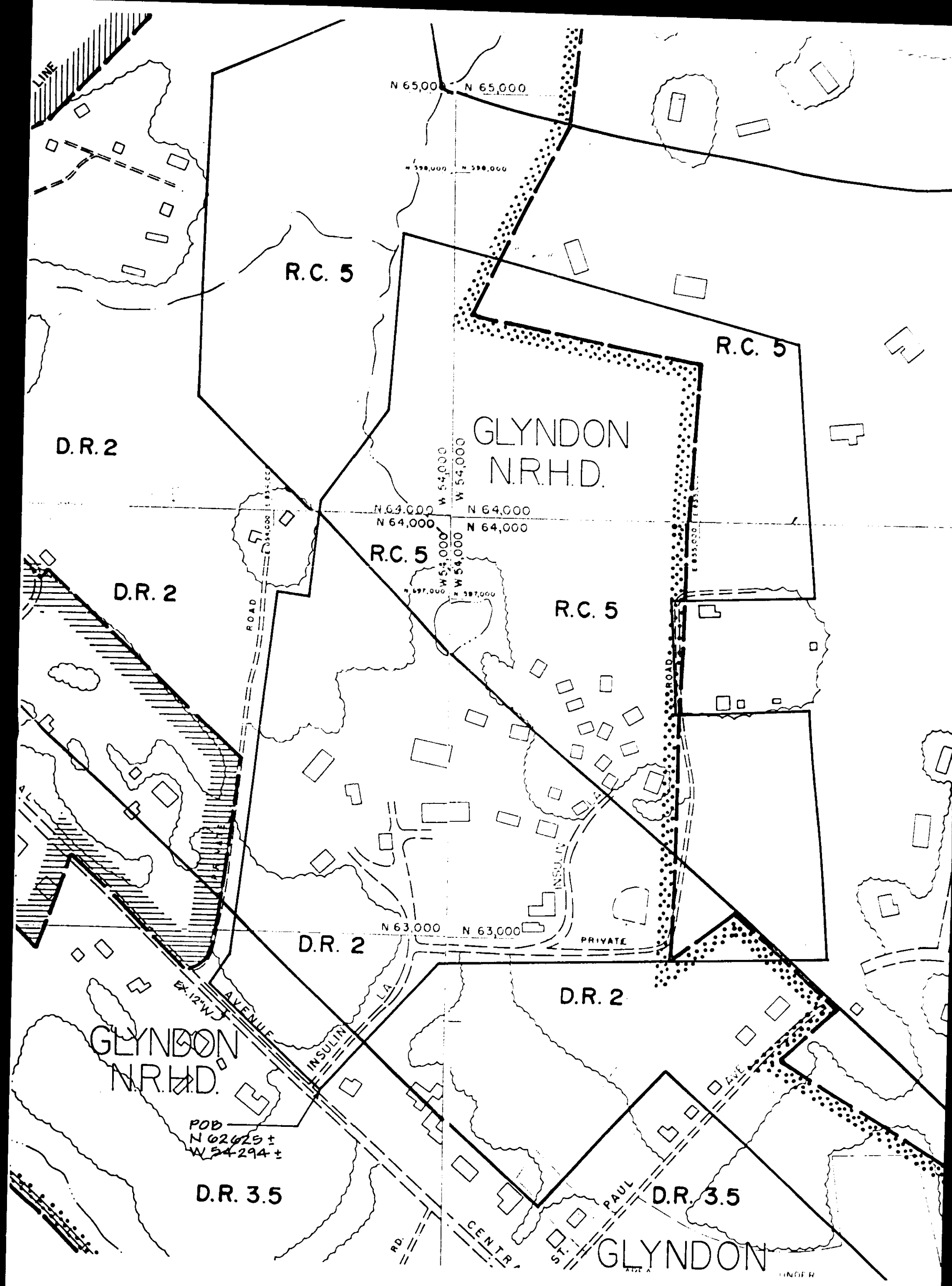
Camp Glyndon has existed in Glyndon for almost 30 years. Residents, throughout the community, consider the owners, Maryland Diabetes Association, Inc. to be good neighbors. Therefore, it is the desire of the Glyndon Community Association, Inc., to work together, in a cooperative spirit, for the mutual benefit of everyone concerned.

First, the membership from Glyndon Community Association, Inc. opposes the request for a special permit that would allow a 40 square foot (20 sq' p. side) sign in lieu of the permitted 15 square feet. The GCA believes that the Maryland Diabetes Assn. Inc. should comply within the confines of the permitted 15 square feet which is much more appropriate in a totally residential neighborhood.

Hence, Glyndon Community Association, Inc. requests that the zoning officer of Baltimore County deny the variance request for a 40 square foot sign to the Maryland Diabetes Association, Inc., at Camp Glyndon (Case #94-27SPH).

Sincerely,

Vernene Lenz, President



BALTIMORE CO. 200 SCALE ZONING MAPS
NW 10 I, 10 J, 17 I & 17 J

ITEM # 28

74-27-SPHA

GLYNDON
COMMUNITY ASSOCIATION, INC. GLYNDON, MARYLAND 21071

To: The Zoning Commissioner
From: Vernene Lenz, President
Glyndon Community Association, Inc.
Re: Case #94-27-SPH

After much discussion, the Glyndon Community Association, Inc. voted on Monday, August 16, 1993, to request that this hearing, on August 19, 1993, at 9:00 am, concerning case #94-27-SPH be postponed. The entire Association needs more information. The membership requests that the Maryland Diabetes Association, Inc. presents to our members clear information on the following aspects of its site plan that has been submitted for review:

- (1) Why the Maryland Diabetes Assn., Inc. would ever need such an enormous administration building as the site plan outlines for future use. Even if the Assn. moves its administrative offices to the campgrounds, the size of the possible facility — the size of a typical supermarket — is unnecessary for a corporate staff of 14 employees. Furthermore, we were not clear why a corporate headquarters complied with current zoning regulations.
- (2) Why the site plan calls for an increase of cabins/bunkhouses (6-7 new bunkhouses and 3 to 4 times the existing square footage in several buildings, via "envelopes") at a time when the number of diabetic campers has decreased.
- (3) Why the site plan calls for an additional ballfield, considering the decrease in campers from the Association. (Even if the camp should eventually be opened to include campers from other states and the number of campers should increase, then apply for building a ballfield when the need arises, in order to properly meet camp program needs.)
- (4) Why waivers of setbacks are being requested.
- (5) What the specific future plans of usage for this site, including the variances requested, entail.

In 1965, the Glyndon community, in typical Glyndon altruistic fashion, supported the special exception (Case #65-389-K) to allow the camp to develop a specific site plan for a camp for the diabetic children. Over the years, this site has been used for this purpose. The camp, used for the intended purpose, has not been intrusive upon the historic residential community of Glyndon. However, what is being requested today, could easily lend itself to a very intrusive use; and, furthermore, it could be incompatible with our residential community.

GLYNDON
COMMUNITY ASSOCIATION, INC. GLYNDON, MARYLAND 21071

Mr. Larry Schmidt, Zoning Commissioner
Baltimore County Office of Zoning Administration
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

Thank-you for listening to the concerns of the Glyndon Community Association, Inc. in relationship to Maryland Diabetes Association's camp facility in Glyndon. As you instructed, and are aware, negotiations have been proceeding. I will now inform you of the recommendations made by the membership this past week, on September 15.

Mr. Lichter and Mr. Loken first discussed the negotiations. Due to Rosh Hashana, they were unavailable yesterday and today. Thus, I spoke with Katherine May this morning, via telephone.

First, it is my/our understanding that the Diabetes Association is willing to comply with the following, via envelopes:

- (1) Admin Bldg — not to increase the footprint of 5,000 sq. feet by more than 20%
- (2) Bldg F Dining Hall — not to increase footprint by more than 100%
- (3) Bldg I Multi-Purpose — — — — —
- (4) Bldg C Med Bldg — — — — —

Although the people of the Association believe that envelopes is a poor method of asking businesses and corporations to submit requests, because Mr. Jablon told the Diabetes Association to use this method, we must work with this system.

However, I submit rulings, "ZONING — Baltimore City — Burden of Proving Right to Exception Under Ordinance Upon Applicant — What Necessary to Show" for the court record, in relationship to this entire case, for your serious consideration.

We will support the envelopes, as stated above, IF the Association agrees to an Usage Agreement and solves the signage problem.

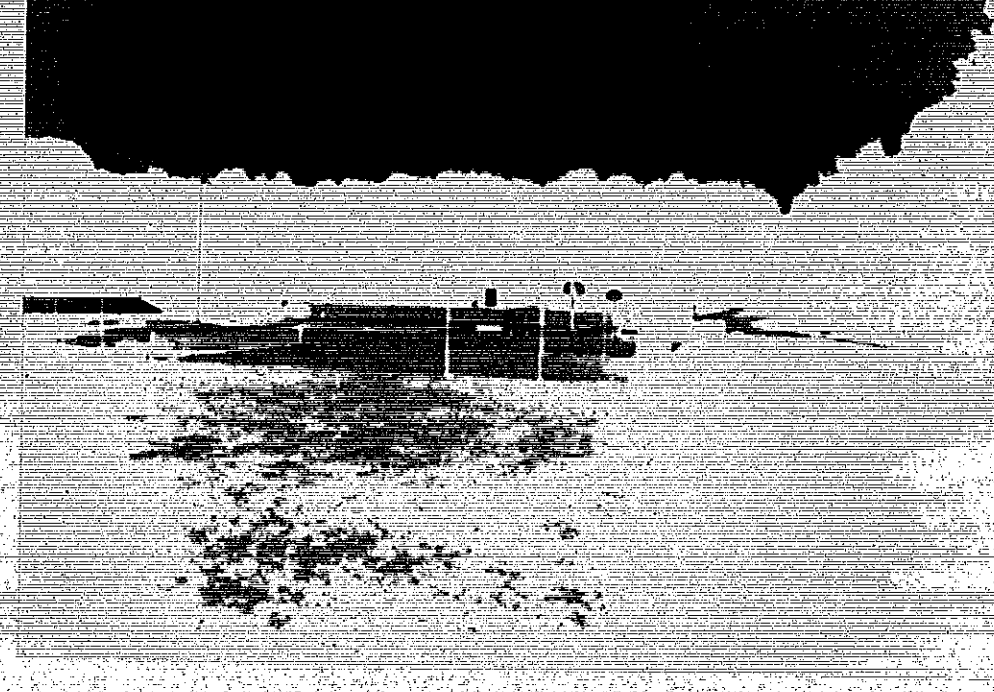
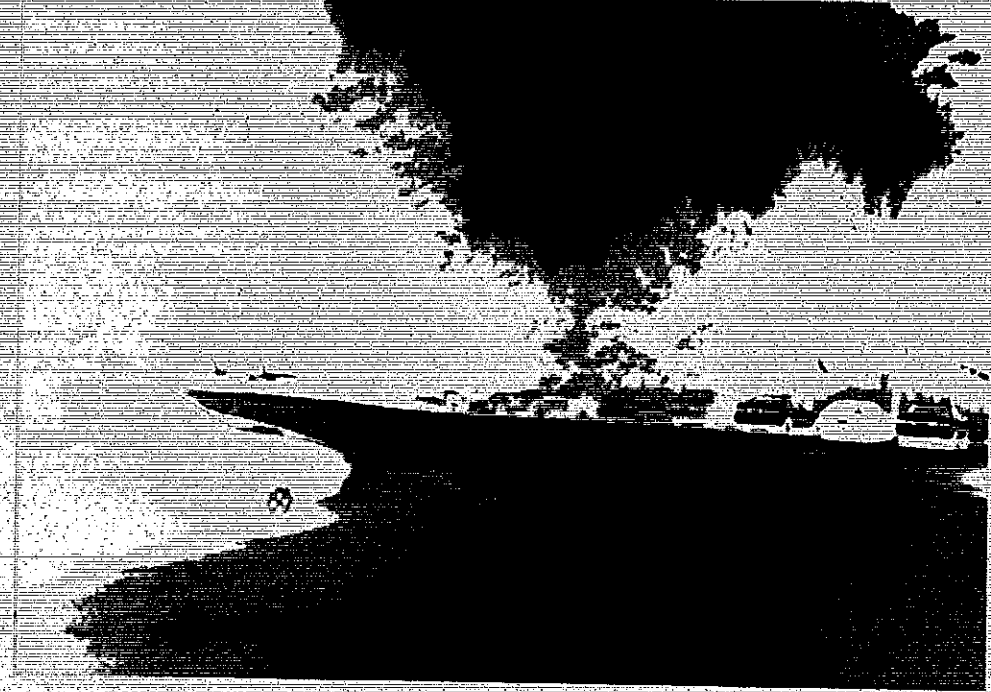
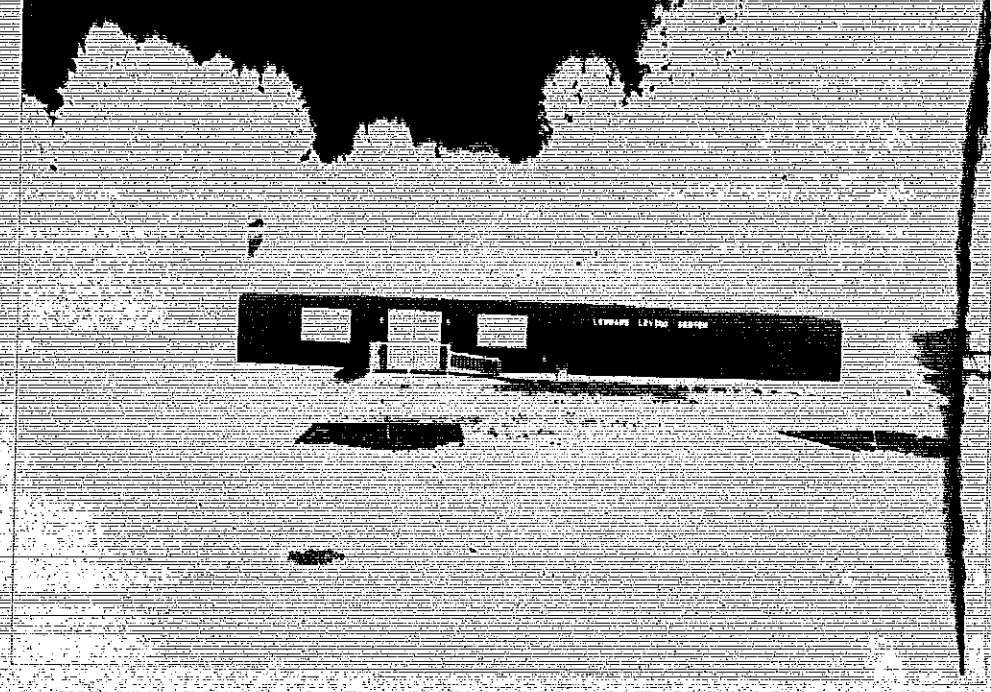
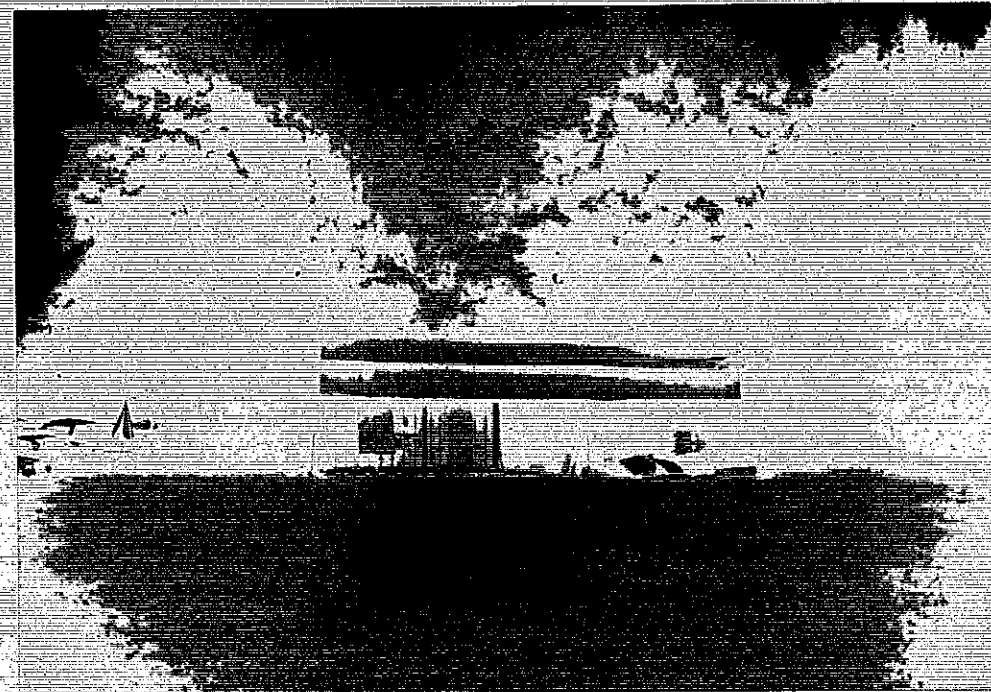
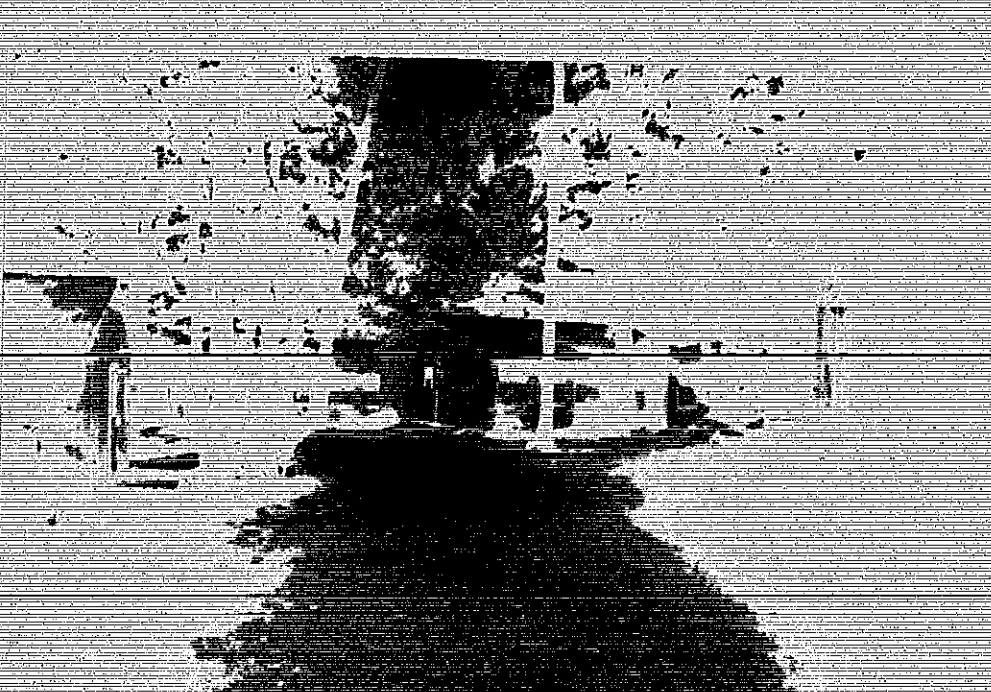
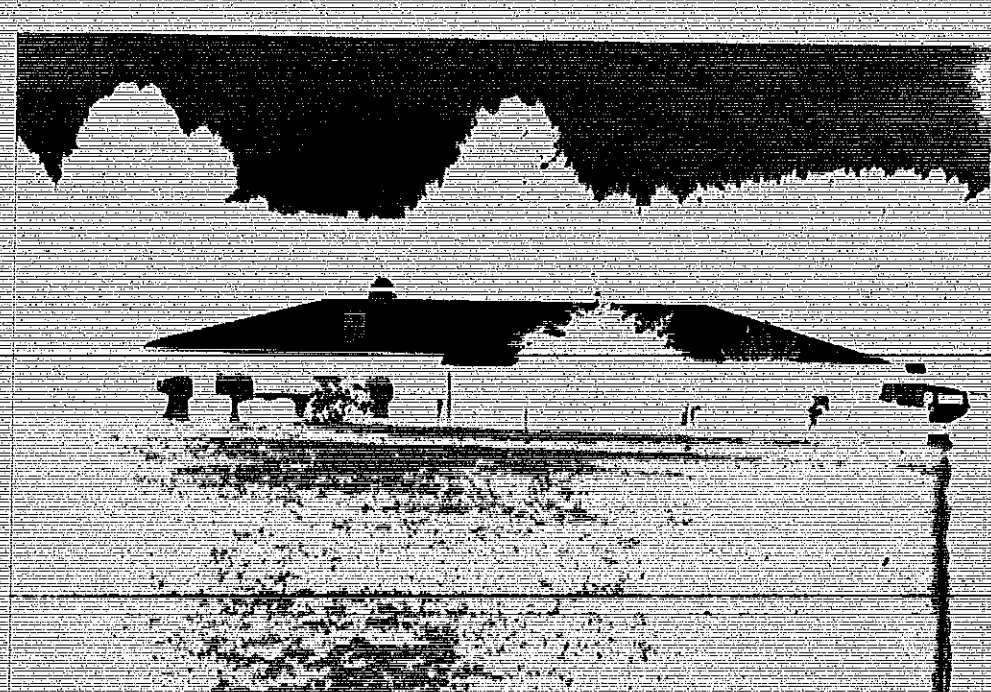
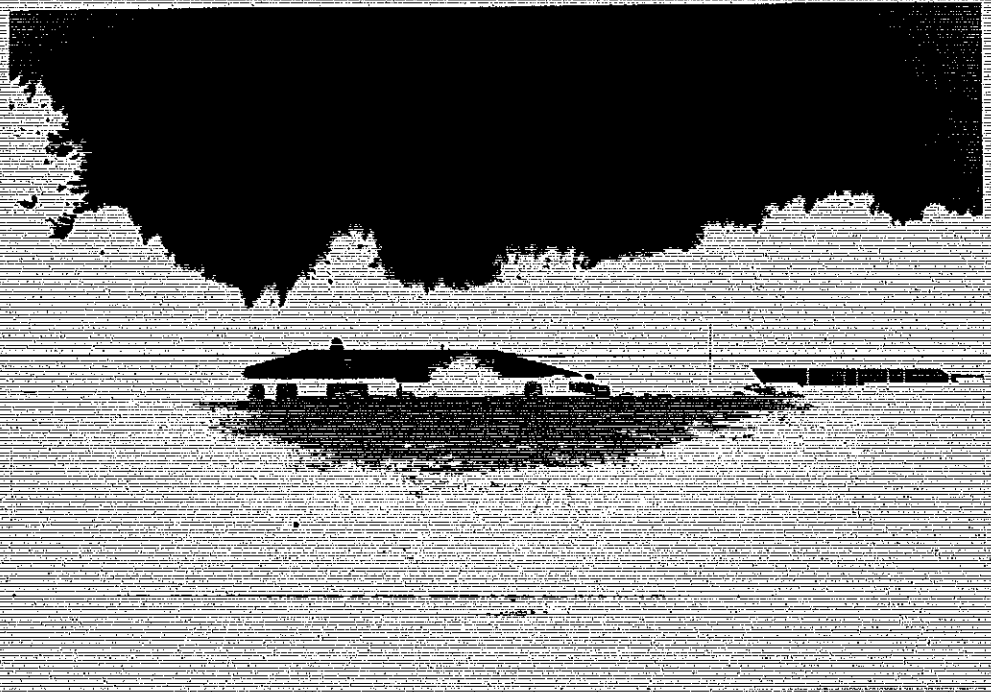
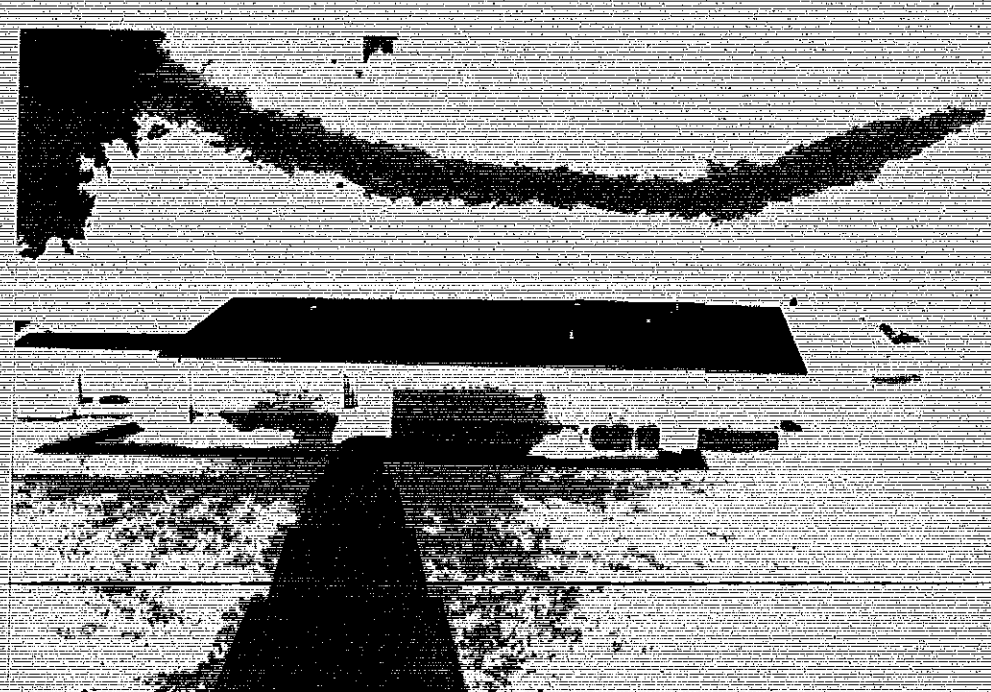
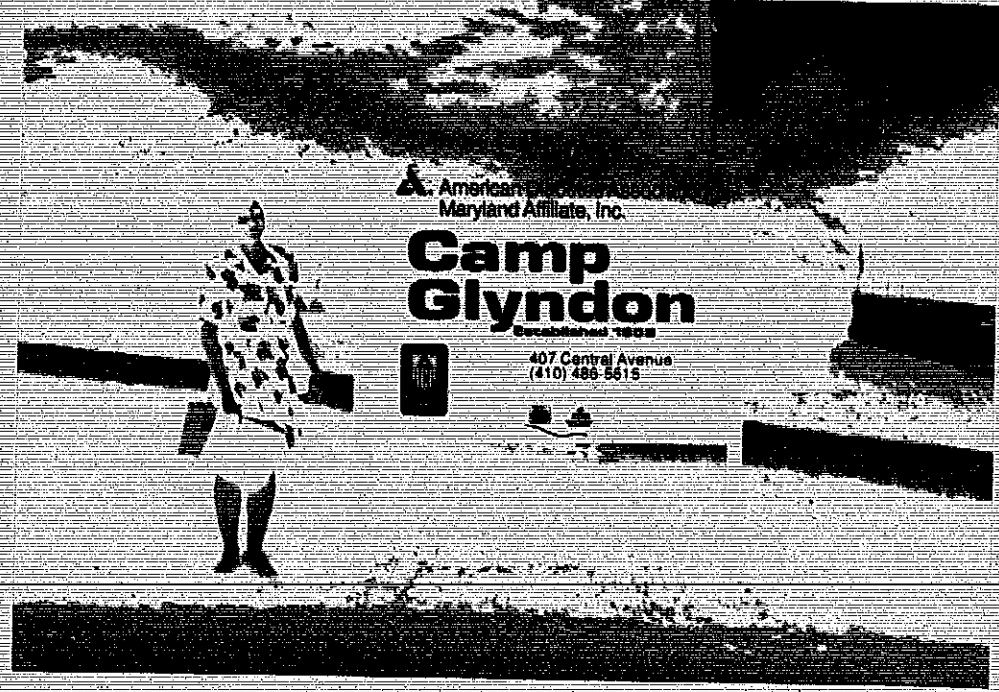
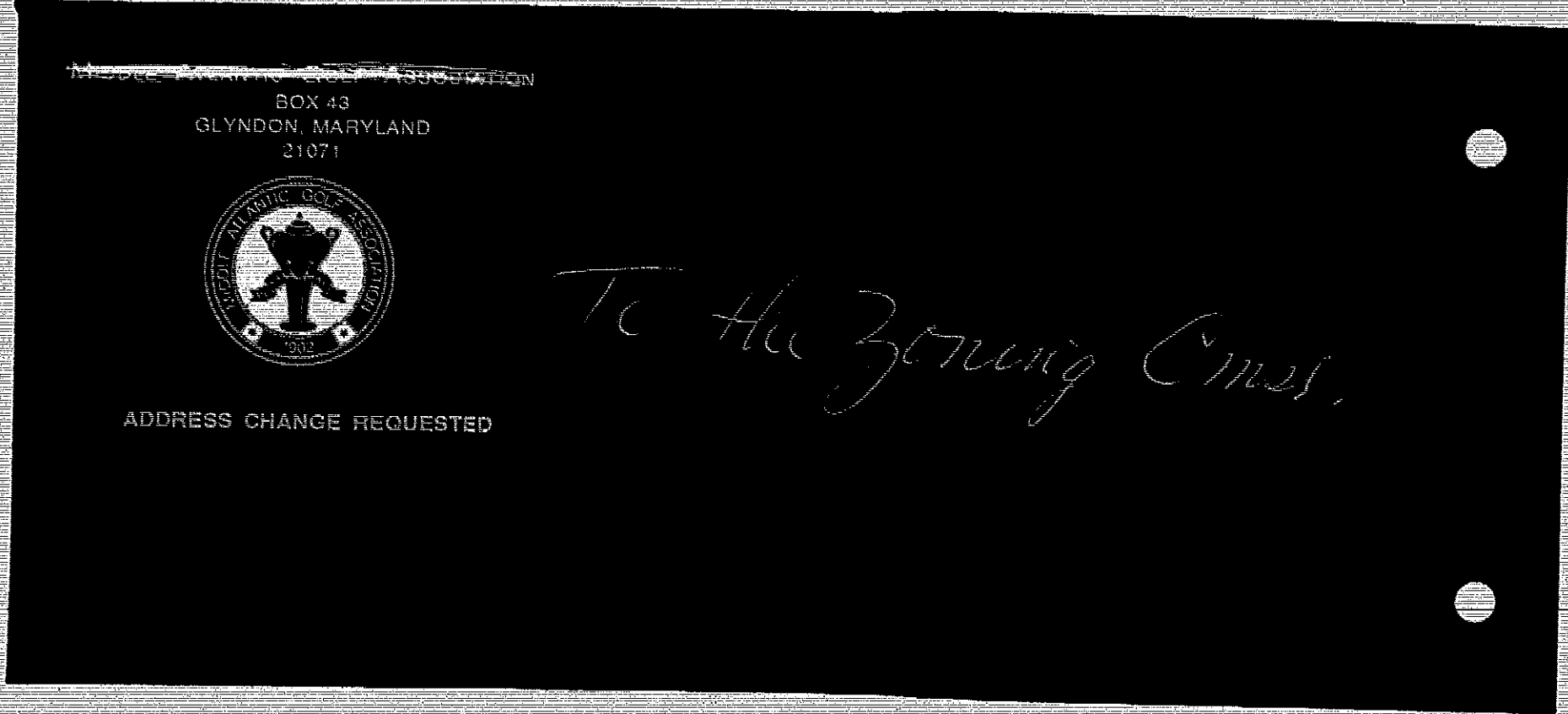
Mr. Lichter stated that the Diabetes Assn. would be willing to move the existing and noncompliant sign back 185 feet and erect a wooden new sign where the nonconforming one now exists. A new wooden Victorian sign would be grand — the Glyndon Assn. would like to have two members work with the Diabetes Assn., in order to assure that the new sign would, indeed, look appropriate within the residential community, where the sign would actually be placed. In addition, 185 feet back down the lane from where the nonconforming sign now exists would be a better placement, but in light of the fact that it is too large (and the American Camping Assn.'s logo only should be ~~DISCREET~~ on the camp property, not necessarily for passers-by to view), we would appreciate having it placed

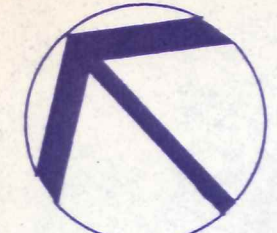
PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
THOMAS J. HOFF	1717 YORK RD. SUITE 1B 21093
Kathryn May, ESQ.	305 W. Chesapeake Ave 21204
Ben M. Loken	2 Rosemary Cir 21204

PLEASE PRINT CLEARLY PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
CHRIS SMITH	229 CENTRAL AVE GLYNDON
Margaret Loken	18005 Danville Lane Glyndon
Janet Clinton	4808 Butler Road Glyndon
Vernene Lenz	4400 Butler Road Glyndon
Sandy Loken	4400 Butler Road Glyndon
HOWARD SULHEIM	327 CENTRAL AVE GLYNDON
John Loken	P.O. Box 5, Glyndon, Md 21071





CASE NO. 94-27-SPHA, GRANTED
9/20/93 - SEE ORDER THIS SHEET.

ZONING HISTORY:
CASE NO. 88-389-X. SPECIAL EXCEPTION FOR
A CAMP, COMMUNITY BUILDINGS, SWIMMING
POOL AND OTHER STRUCTURES.
GRANTED 6/30/88

THEREFORE, IT IS ORDERED by the Zoning Commission of Baltimore County
by this 28th day of September, 1993 that, pursuant to the Petition for
Special Hearing, approval to upgrade the special exception plat previously
approved in case No. 88-389-X, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 1801.2.B. and
504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow exist-
ing and proposed setbacks between existing and proposed buildings, be and
is hereby GRANTED; and,

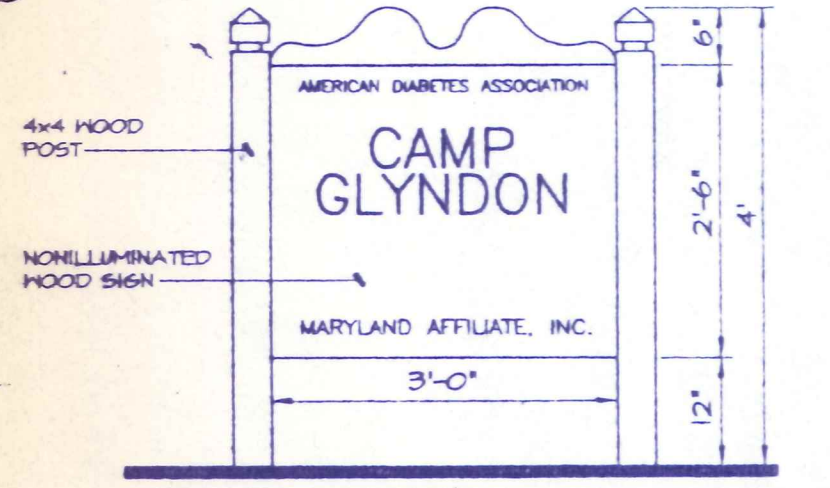
IT IS FURTHER ORDERED that a variance from Section 413.1.E. to permit
a 40 sq. ft. (20 sq. ft.) per side non-illuminated sign, in lieu of the
permitted 15 sq. ft., be and is hereby GRANTED, subject, however, to the
following restriction, which is a condition precedent to the relief granted
herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this order, however, Petitioner is hereby made aware that proceeding at this time is at its own risk and, such time as the 30 day appeal process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The new proposed community building (also known as Administration building) will not be enlarged by more than 20% and expansion shall be within the area of the building envelope as shown on the submitted plan.
3. The dining hall building (Building F on the plan) will not increase by more than twice its size (100%) and all expansion shall be within the building envelope as shown on the submitted plan.
4. The existing medical building (Bldg. C) will, likewise, not increase by more than twice its size (100%) and all expansion shall be within the building envelope shown on the submitted plan.
5. The existing multi-purpose center (Bldg. I) will likewise not increase by more than twice its size (100%) and all expansion shall be within the building envelope shown on the submitted plan.
6. The Petitioner shall relocate the existing sign on Insulin Lane adjacent to Central Avenue to a point no less than 185 ft north of its existing location. However, the Petitioner shall be permitted to construct a sign no larger than 15 ft. at the location with the existing sign. Said 15 ft. area sign shall be compatible with other signs in the locale and same shall be approved by the Glyndon Community Association or this Zoning Commission prior to construction.
7. The Petitioner shall cause to be included, in any lease of the property and/or facilities thereon, language prohibiting any structure or functions on the property within the surrounding community, and (2) outside amplified music after 9:00 P.M. Monday through Thursday and after 10:00 P.M. on Friday and Saturday.

DWIGHT E. SCHWIDT
Zoning Commissioner for
Baltimore County

STANDARD NONDISTURBANCE NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE
OF VEGETATION IN THE FOREST BUFFER OR FOREST CONSERVATION
EASEMENTS EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT
OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

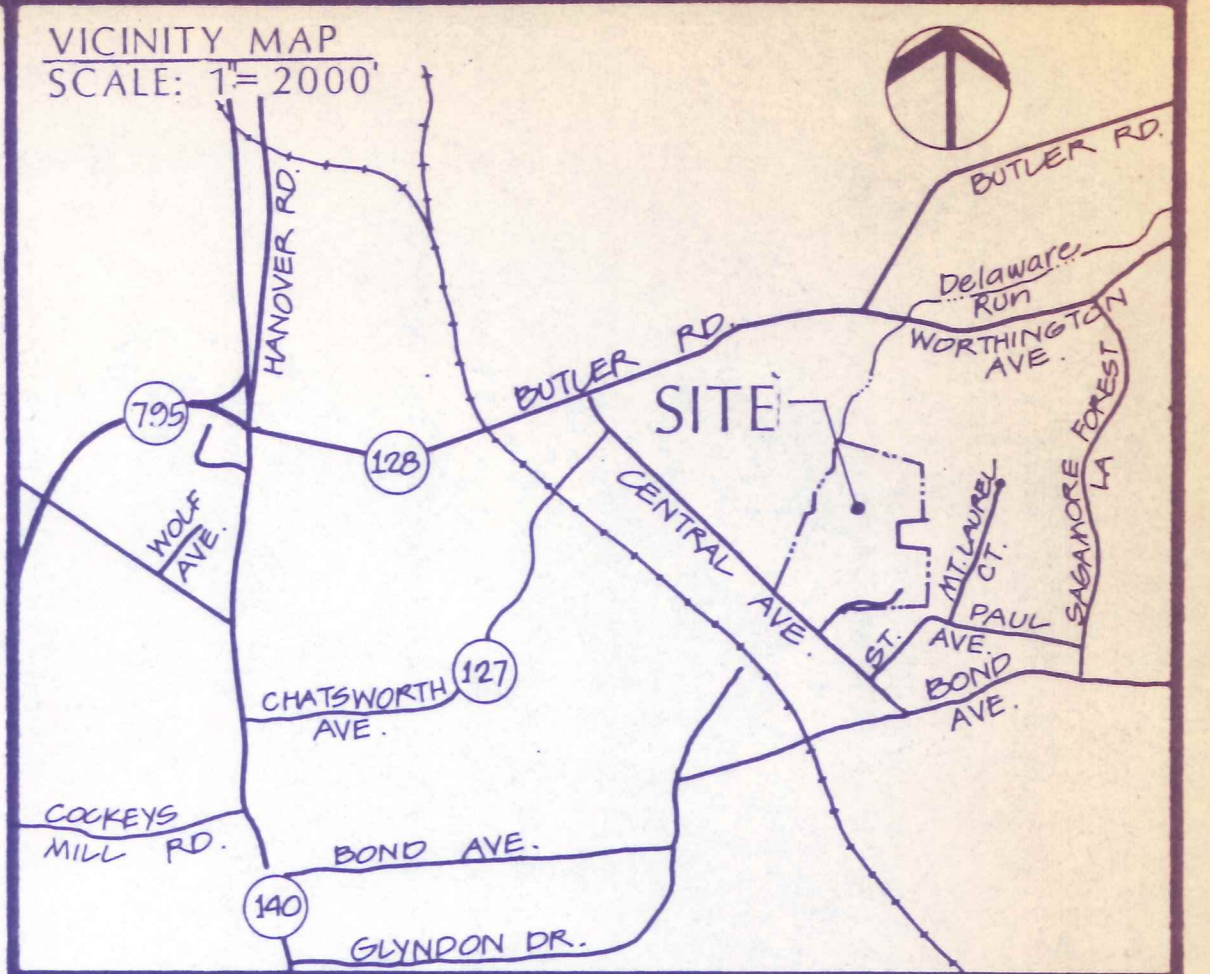
PROTECTIVE COVENANTS NOTE:
ANY FOREST BUFFER OR FOREST CONSERVATION EASEMENTS SHOWN HEREON
ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE
LAND RECORD OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE
AND USE OF THESE AREAS.



PROPOSED SIGN DETAIL
NOT TO SCALE

- LEGEND**
- A PAVILLION
 - B BUNKHOUSE
 - C MEDICAL BLDG
 - D SHOWER/LAUNDRY
 - E INFIRMARY
 - F DINING HALL
 - G POOLHOUSE
 - H SHED
 - I MULTI-PURPOSE CENTER
 - J BARN
 - K CARETAKER'S HOUSE

OWNER/DEVELOPER:
MARYLAND DIABETES ASSOCIATION, INC.
2 RESERVOIR CIRCLE, SUITE 203
BALTIMORE, MD. 21206
BILL G. BAXTER, EXEC. VICE PRESIDENT
DEED REF. 0290/023
TAX ACC. NO. 04-19022970



GENERAL NOTES

1. EXISTING SITE DATA TAKEN FROM "UTILITY PLAN- GRADING PLAN PH.1" PREPARED BY MATZ, CHILD & ASSOC., INC., DATED 3/31/69 AND BALTIMORE COUNTY 200 SCALE AERIAL PHOTO AND TOPOGRAPHY MAPS.
2. PROPERTY OUTLINE SHOWN TAKEN FROM "UTILITY PLAN- GRADING PLAN PH.1" PREPARED BY MATZ, CHILD & ASSOC., INC. AND FROM DEED INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY.
3. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON SITE OF UNDERGROUND STORAGE TANKS.
4. SITE IS SERVED BY PUBLIC WATER. THERE ARE NO EXISTING WATER WELLS ON SITE.
5. SITE HAS EXISTING PRIVATE SEPTIC SYSTEM.
6. THERE IS NO BUILDING, PROPERTY OR SITE WITHIN OR CONTIGUOUS TO THE PROPOSED DEVELOPMENT INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY OF HISTORIC PROPERTIES, THE BALTIMORE COUNTY PRELIMINARY OR FINAL LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES OF THE MARYLAND ARCHAEOLOGICAL SURVEY.
7. THE GLYNDON BALTIMORE COUNTY HISTORIC DISTRICT IS ADJACENT TO THE PROPERTY ON THE WEST AS SHOWN ON THIS PLAN. MOST OF THE PROPERTY IS WITHIN THE SHYNDON NATIONAL REGISTER HISTORIC DISTRICT AS SHOWN ON THIS PLAN.
8. A WAIVER HAS BEEN GRANTED FOR STORMWATER QUANTITY & QUALITY MANAGEMENT.
9. THERE IS NO LOCAL OPEN SPACE REQUIRED FOR THIS PROJECT.

SITE DATA

GRASSY SITE AREA	43.83 AC +/-
NET SITE AREA	43.86 "
EXISTING ZONING:	
DR 3.5	1.14 AC +/-
DR 2	16.89 "
RC-5	25.80 "

EXISTING & PROPOSED USE	CAMP
SIZE OF PROPOSED BUILDING	9920 SF +/-
PROPOSED BUILDING USE	GENERAL OFFICE
PARKING:	
PARKING REQUIRED FOR PROPOSED BLDG @ 3.3/1000 SF	33 SPACES
PARKING PROPOSED	40 "
ADT'S GENERATED BY PROPOSED BUILDING	248

LANDSCAPING REQUIREMENTS:
40 PARKING SPACES @ 1 PU/SPACE = 3.3 PU.
200 LF OF ADJ. RD @ 1 PU/40 LF = 5.0
190 LF OF INT. RD @ 1 PU/20 LF = 9.5
TOTAL REQUIRED 17.8

BALTIMORE COUNTY OFFICE OF ZADM
Project No. 1V-455
DEVELOPMENT REGULATIONS
Exempt from Sections 26-202 & 26-206
CERTIFICATION of Limited Exemption Plan Approval
ZADM #1V-455
Date: 3/4/94
This plan approval shall expire five (5) years
from the above approval date.

CAMP GLYNDON
407 CENTRAL AVENUE
CEN606 TRACT - 4044-02
WATERSHED - 27
SUBWATERSHED - 07
COUNCILMATIC DISTRICT NO. 3
ELECTION DISTRICT NO. 4
BALTIMORE COUNTY, MD.

REVISIONS: 11/17/93 - REV. PER CHK MRS COMMENTS: TJH 2/10/94 - REV. PER COMM TJH 2/20/94 - REV. PER COMM TJH	SCALE: 1"= 100' DATE: 9/24/93 JOB NO.: 186-01 DESIGNED: TJH DRAWN: J2 CHECKED: TJH DRAWING NUMBER: D-1
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Land Development Consultants
and Landscape Architects
HOFF & ANTONUCCI ASSOCIATES
1717 York Road • Suite 1B • Lutherville, MD 21093
301-628-9225 • Fax 301-628-9229
SHEET 1 OF 1

SOIL TYPES & LIMITATIONS

HYDRO SOIL GROUP	SOIL SERIES/ SYM	BLDG'S W/ BASEM'TS	BLDG'S W/OUT BASEM'TS	PARKING AREAS
"B"	MANOR: MbC2, McC2, McD2, McE	MODERATE	MODERATE SEVERE	SEVERE
"B"	ELIOAK: Ehb2	SLIGHT	SLIGHT	MODERATE
"C"	GLENVILLE: Gnb	SEVERE	MODERATE	SEVERE

HOWARD SOLHEIM
6044/3
TAX ACT. 0405015360

JOHN & MATHILDE TOLDERT
5154/627
TAX ACT. 0401036630

JOSEPH N. JR. BATTLE
5915/725
TAX ACT. 0402001050

ELIZABETH JOHNSON
2082/390
TAX ACT. 1700005814

MILTON JR. GHOSHON
6256/699
TAX ACT. 0423050330

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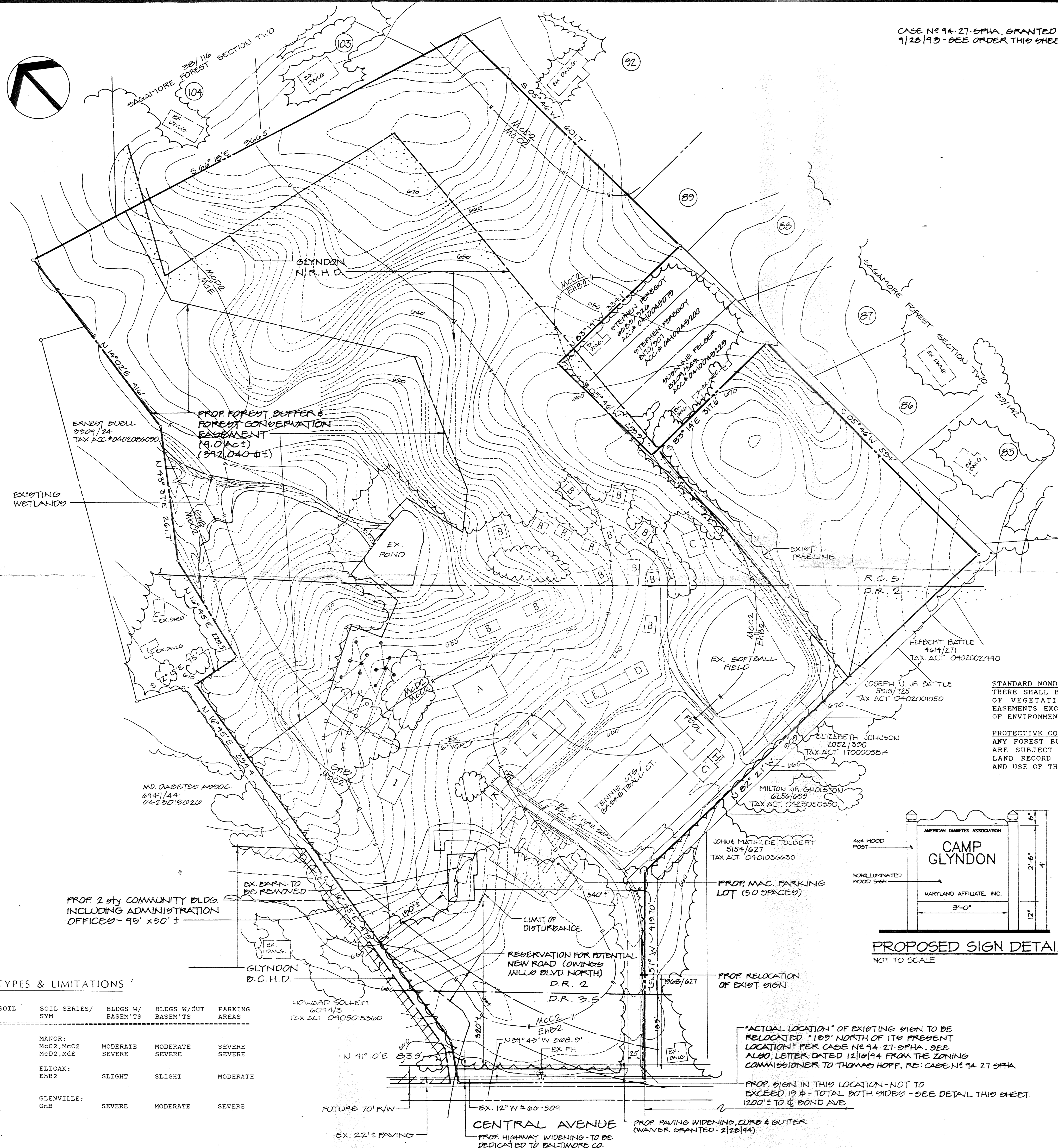
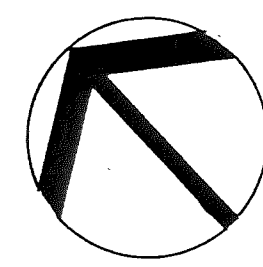
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5154/627
TAX ACT. 0401036630



CASE NO. 94-27-SPHA, GRANTED
7/26/93 - SEE ORDER THIS SHEET.

ZONING HISTORY:

CASE NO. 89-389-X. SPECIAL EXCEPTION FOR
A CAMP, COMMUNITY BUILDINGS, SWIMMING
POOL AND OTHER STRUCTURES.
GRANTED 6/30/89

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County
this 28th day of September, 1993 that, pursuant to the petition for
Special Hearing, approval to upgrade the special exception plat previously
approved in case No. 89-389-X, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 1801.2.D. and
504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.): to allow exist-
ing and proposed setbacks between existing and proposed buildings, be and
is hereby GRANTED; and,

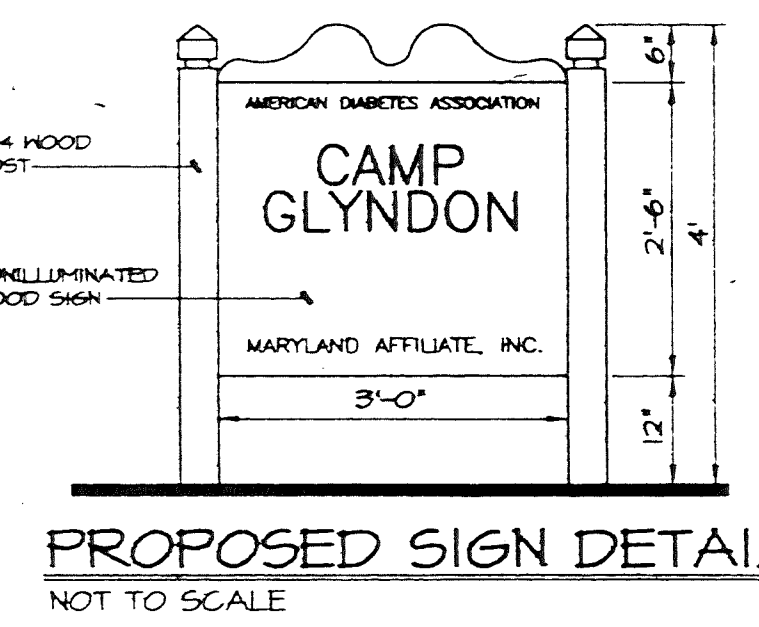
IT IS FURTHER ORDERED that a variance from Section 413.1.E. to permit
a 46 sq. ft. (20 sq. ft.) per side non-illuminated sign, in lieu of the
permitted 15 sq. ft., be and is hereby GRANTED, subject, however, to the
following restriction which is a condition precedent to the relief granted
herein.

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
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Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County

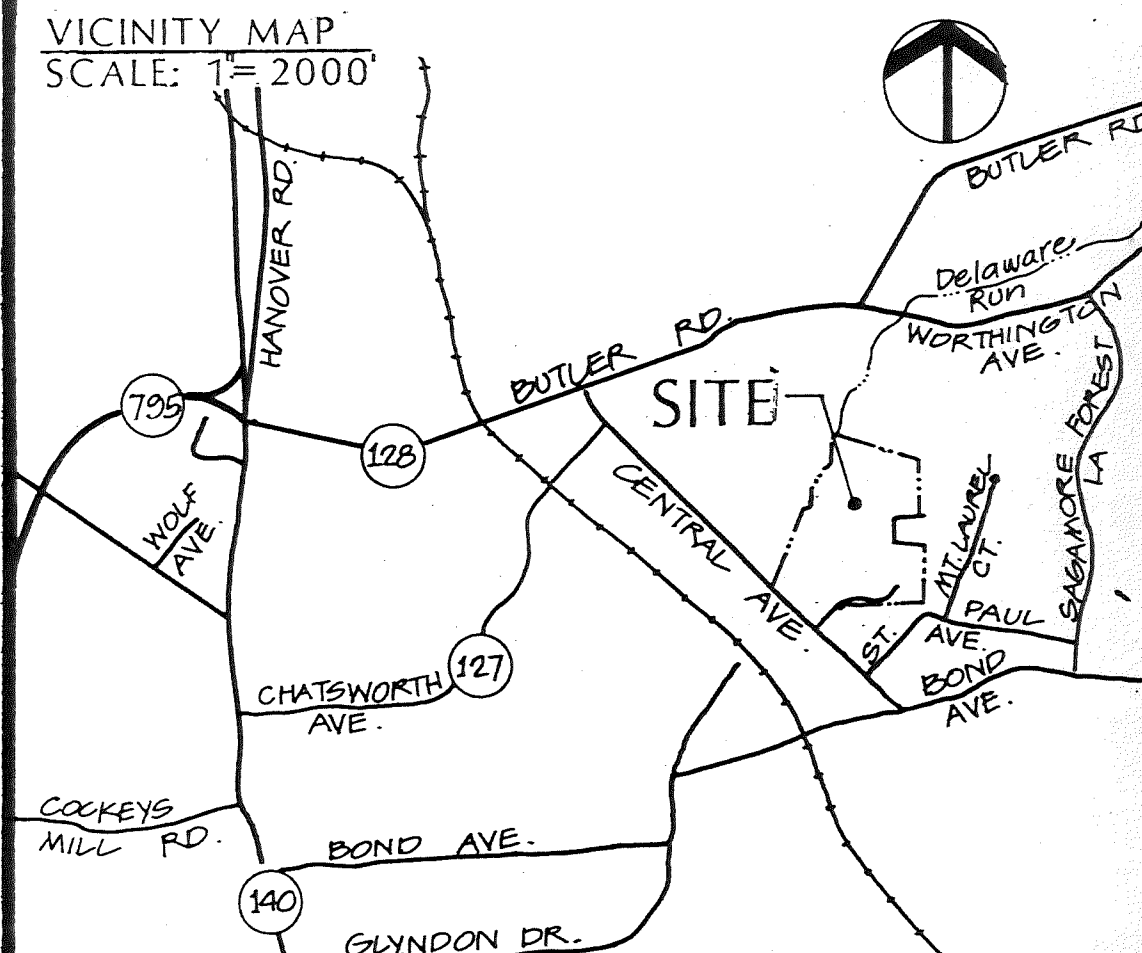
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THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER OR FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

PROTECTIVE COVENANTS NOTE:
ANY FOREST BUFFER OR FOREST CONSERVATION EASEMENTS SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORD OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.



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 - B BUNKHOUSE
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 - D SHOWER/LAUNDRY
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OWNER/DEVELOPER:
MARYLAND DIABETES ASSOCIATION, INC.
2 RESERVOIR CIRCLE, SUITE 203
BALTIMORE, MD. 21206
BILL G. BAXTER, EXEC. VICE PRESIDENT
DEED REF. 6220/325
TAX ACC. NO. 04-19022970



GENERAL NOTES

1. EXISTING SITE DATA TAKEN FROM "UTILITY PLAN- GRADING PLAN PH.1" PREPARED BY MATZ, CHILD & ASSOC., INC., DATED 3/31/89 AND BALTIMORE COUNTY 200 SCALE AERIAL PHOTO AND TOPOGRAPHY MAPS.
2. PROPERTY OUTLINE SHOWN TAKEN FROM "UTILITY PLAN- GRADING PLAN PH.1" PREPARED BY MATZ, CHILD & ASSOC., INC. AND FROM DEED INFORMATION AND DOES NOT REPRESENT A FIELD RUN SURVEY.
3. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON SITE OR UNDERGROUND STORAGE TANKS.
4. SITE IS SERVED BY PUBLIC WATER. THERE ARE NO EXISTING WATER WELLS ON SITE.
5. SITE HAS EXISTING PRIVATE SEPTIC SYSTEM.
6. THERE IS NO BUILDING, PROPERTY OR SITE WITHIN OR CONTIGUOUS TO THE PROPOSED DEVELOPMENT INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY OR HISTORIC PROPERTIES, THE BALTIMORE COUNTY PRELIMINARY OR FINAL LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES OR THE MARYLAND ARCHAEOLOGICAL SURVEY.
7. THE GLYNDON BALTIMORE COUNTY HISTORIC DISTRICT IS ADJACENT TO THE PROPERTY ON THE WEST AS SHOWN ON THIS PLAN. MOST OF THE PROPERTY IS WITHIN THE GLYNDON NATIONAL REGISTER HISTORIC DISTRICT AS SHOWN ON THIS PLAN.
8. A WAIVER HAS BEEN GRANTED FOR STORMWATER QUANTITY & QUALITY MANAGEMENT.
9. THERE IS NO LOCAL OPEN SPACE REQUIRED FOR THIS PROJECT.

SITE DATA:

GROSS SITE AREA	43.83 AC +/-
NET SITE AREA	43.56 "
EXISTING ZONING:	
DR 3.5	1.14 AC +/-
DR 2	16.89 "
DR-5	25.80 "
EXISTING & PROPOSED USE	CAMP
SIZE OF PROPOSED BUILDING	9920 SF +/-
PROPOSED BUILDING USE	GENERAL OFFICE
PARKING:	
PARKING REQUIRED FOR PROPOSED BLDG @ 3.3/1000 SF	33 SPACES
PARKING PROPOSED	50 "
ADT'S GENERATED BY PROPOSED BUILDING	248

LANDSCAPING REQUIREMENTS:
50 PARKING SPACES @ 1 PU/SPACE = 4.2 PU
200 LF OF ADJ. RD. @ 1 PU/40 LF
190 LF OF INT. RD. @ 1 PU/20 LF
TOTAL REQUIRED 11.4 PU

1ST REVISION DEVELOPMENT REGULATIONS
EXEMPT FROM SECTIONS 26-202 & 26-206
CERTIFICATION of Limited Exemption Plan Approval
By: [Signature] Date: 3/18/94
ZAD #IV-455
Plan approval shall expire five (5) years from the above approval date.

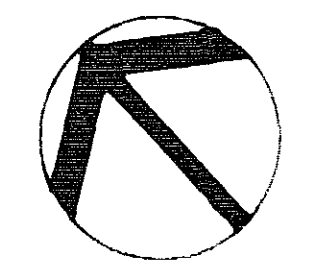
1st REVISED DEVELOPMENT PLAN

CAMP GLYNDON
407 CENTRAL AVENUE
CENGLD09 TRACT - 4044-02
WATERSHED - 27
SUBWATERSHED - 07
COUNCILMATIC DISTRICT NO. 3
ELECTION DISTRICT NO. 4
BALTIMORE COUNTY, MD.

REVISIONS:	SCALE: 1"= 100'
11/17/93 - REV. PER. CHK. MRS. COMMENTS: TH	DATE: 9/24/93
2/16/94 - REV. PER. COMM. TH	JOB NO.: 186-01
2/26/94 - REV. PER. COMM. TH	DESIGNED: TH
3/10/94 - REV. PER. REVISION: TH	DRAWN: JBJ
	CHECKED: TH
	DRAWING NUMBER:
	D-1
	SHEET 1 OF 1

HOFF & ANTONUCCI ASSOCIATES
1717 York Road • Suite 1B • Lutherville, MD 21093
301-628-9225 • Fax 301-628-9229

94-27-SPHA



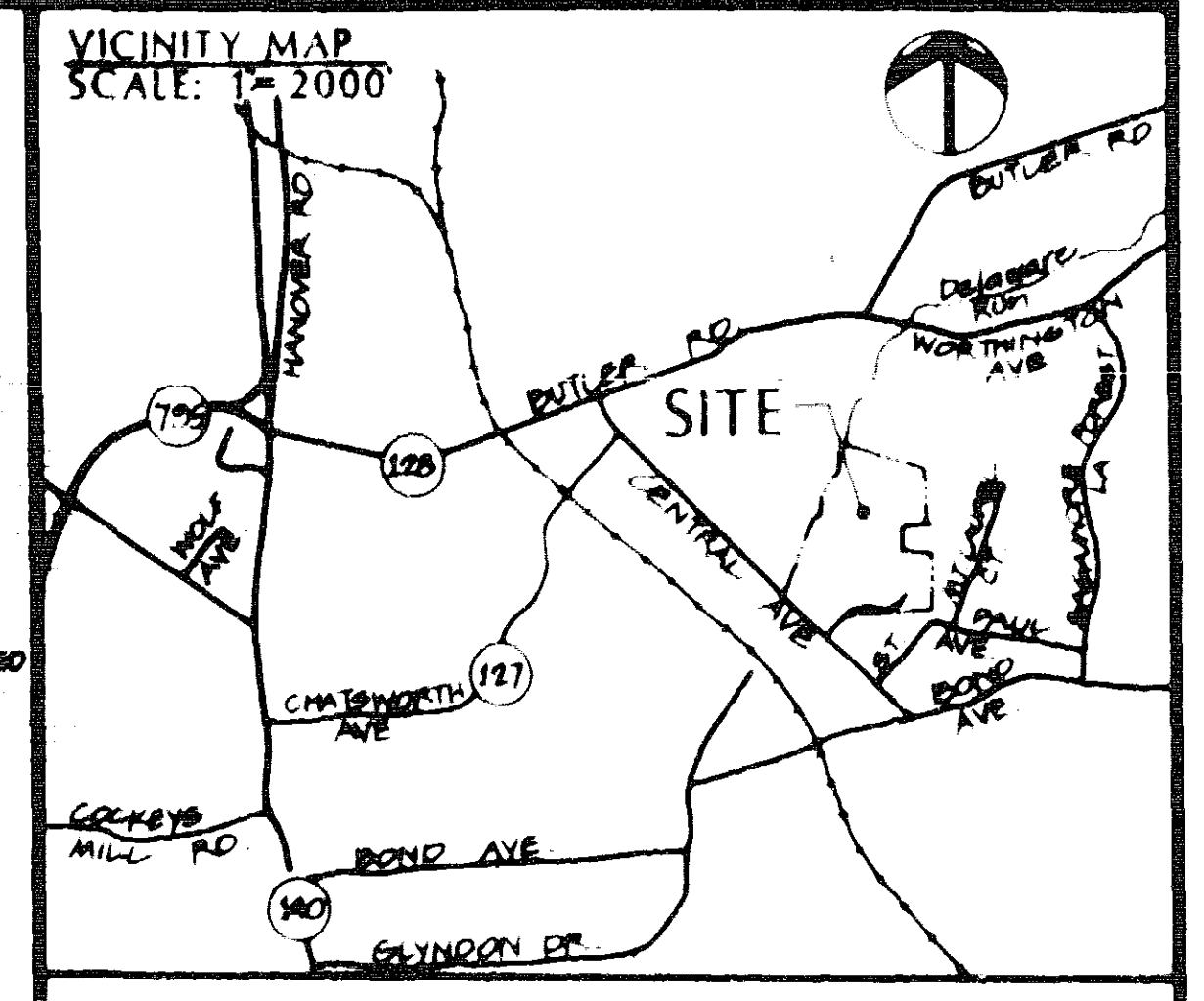
- GENERAL NOTES: (PER PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION CASE NO. 65-388-X)
- 1) TOTAL AREA OF TRACT EQUALS 43.85 ACRES +/-
 - 2) EXISTING ZONING OF TRACT - R-10, R-20 & R-40
 - 3) EXISTING USE OF TRACT - NO USE
 - 4) PROPOSED ZONING OF TRACT - R-10, R-20 & R-40 WITH SPECIAL EXCEPTION
 - 5) PROPOSED USE OF TRACT - CAMP FOR DIABETIC CHILDREN - SPONSORED BY THE MARYLAND DIABETES ASSOCIATION
 - 6) STAFF PARKING AREA EQUALS 32 UNITS (9'x20')
 - 7) VISITOR PARKING AREA EQUALS 60 UNITS (9'x20')
 - 8) EXISTING STREAM TO REMAIN IN ITS PRESENT CHANNEL, CHANNEL SHALL BE CLEANED OF DEBRIS.

ZONING HISTORY:
CASE NO. 65-388-X, SPECIAL EXCEPTION FOR A CAMP, COMMUNITY BUILDINGS, SWIMMING POOL AND OTHER STRUCTURES.
GRANTED 6/30/65

ZONING PUBLIC HEARING REQUEST:
SPECIAL HEARING TO UPDATE SPECIAL EXCEPTION PLAT APPROVED PURSUANT TO CASE NO. 65-388-X.

PETITION FOR VARIANCE FROM CURRENT REGULATIONS TO ALLOW EX. PROF. BENCHMARKS BETWEEN EX. PROF. BUILDINGS, SECTIONS 1001.2.B & 504.2.

PETITION FOR VARIANCE TO PERMIT A NON-ILLUMINATED SIGN OF 40' (60'x90') IN USE OF THE REMAINDER 19' IN SECTION 419.1.B.



- GENERAL NOTES:**
1. EXISTING SITE DATA TAKEN FROM "UTILITY PLAN - GRADING PLAN" PREPARED BY HATZ, CHILDS & ASSOC., INC. DATED 2/31/65 AND BALTIMORE COUNTY 200 SCALE AERIAL PHOTO AND TOPOGRAPHY MAPS.
 2. PROPERTY OUTLINE SHOWN TAKEN FROM "UTILITY PLAN - GRADING PLAN" PREPARED BY HATZ, CHILDS & ASSOC., INC. AND FROM DEED INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY.

SITE DATA:

GRAND SITE AREA	40.00 AC (107255 S)
NET	40.00 (107255 S)
EXISTING ZONING	1.14 AC
DR. 2	10.01
PC. 2	20.00
EXISTING & PROPOSED USE	CAMP
PARKING:	
EXISTING AUTHORIZED PARKING - 82 SPACES	
1000 GENERAL NOTES FOR CAMP NO. 65-388-X	
PARKING FOR PROF. COMMUNITY BLDG	32 SPACES
PROPOSED	60
PROF. COMMUNITY BLDG	1120 S

94-27-SPHA

PLAT TO ACCOMPANY PETITIONS
FOR SPECIAL HEARING TO UPDATE
SPECIAL EXCEPTION PLAT
& VARIANCES

CAMP GLYNDON
18609 INSULIN LANE

COUNCILMATIC DISTRICT NO. 9
ELECTION DISTRICT NO. 4
BALTIMORE COUNTY, MD

REVISIONS:

SCALE: 1"=100'
DATE: 7/15/95
JOB NO.: 186-01
DESIGNED: DH
DRAWN: JQU
CHECKED: TJM

Land Development Consultants
and Landscape Architects

HOFF & ANTONUCCI ASSOCIATES

1717 York Road • Suite 18 • Lutherville, MD 21093
301-628-2225 • Fax 301-628-2229

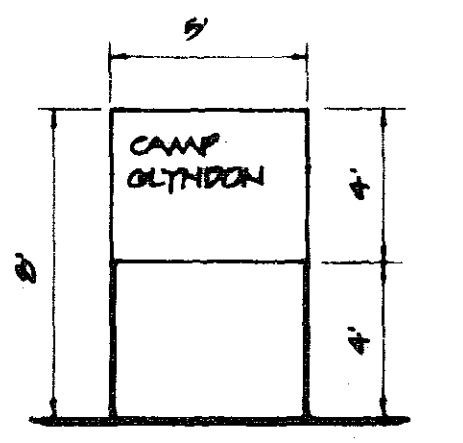
DRAWING NUMBER:
Z-1

SHEET 1 OF 1

SOIL TYPES & LIMITATIONS

HYDRO SOIL GROUP	SOIL SERIES/STN	BLDGs W/ BASEM'TS	BLDGs W/OUT BASEM'TS	PARKING AREAS
"B"	HARBOR MCD2, MCD2 MCD2, MCD2	MODERATE	MODERATE	SEVERE
"B"	ELIOAK: ENB2	SLIGHT	SLIGHT	MODERATE
"C"	GLENVILLE: GNB	SEVERE	MODERATE	SEVERE

HOWARD SCHWEIM 6044/5 TAX ACT 0405015560



EXISTING SIGN DETAIL (NON-ILLUMINATED, 2 SIDED)

- LEGEND** ALL EXISTING BLDGS ARE ONE STORY
- A PAVILION - 90' x 20'
 - B BUNKHOUSE - 40' x 22'
 - C MEDICAL BLDG - 80' x 90'
 - D SHOWER/LAUNDRY - 40' x 80'
 - E INFIRMARY - 80' x 28'
 - F DINING HALL - 180' x 40'
 - G POOLHOUSE - 40' x 80'
 - H SHED - 80' x 20'
 - I MULTI-PURPOSE CENTER - 70' x 40'
 - J BARN - 80' x 80'
 - K CARETAKER'S HOUSE - 40' x 22'

OWNER/DEVELOPER:
MARYLAND DIABETES ASSOCIATION, INC.
2 REDBONNET CIRCLE, SUITE 105
BALTIMORE, MD 21206
BILL G. BAXTER, EXEC. VICE PRESIDENT
DEED REF. 9510/922
TAX ACT NO. 0419022470

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REV. 1/7/91

ITEM #28